

APPENDIX 4.1-1F

*Land Exchange Alternative
Village Design Plan*

Village Design Plan

OTAY RANCH VILLAGE 14
LAND EXCHANGE EIR ALTERNATIVE

Specific Plan - Appendix 5

February 2018

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1. Introduction



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I. INTRODUCTION

A. BACKGROUND

Otay Ranch is within the jurisdictions of the County of San Diego and the City of Chula Vista. In October 1993, the San Diego County Board of Supervisors and Chula Vista City Council jointly adopted the Otay Ranch General Development Plan/Otay Subregional Plan Volume 2 (Otay Ranch GDP/SRP), following an extensive planning process spanning more than five years. The Otay Ranch GDP/SRP is an element of the County General Plan as the Otay Subregional Plan, Volume 2 and provides for the development of the Otay Ranch as urban villages, rural estates, business/industrial parks, regional-serving commercial centers and a resort community.

The Otay Ranch GDP/SRP establishes the goals, policies and land use designations for villages within Otay Ranch and requires the preparation of a “Village Design Plan” for each village adopted concurrently with the corresponding Specific Plan

Jackson Pendo Development Company (“Applicant”) is processing an application for approval of the Otay Ranch Village 14 and Planning Areas 16/19 (Proposed Project). A Specific Plan was prepared for the Land Exchange Alternative being analyzed as part of the Otay Ranch Village 14 and Planning Areas 16/19 EIR. The Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange Alternative Specific Plan (Specific Plan) includes Village 14 and Planning Areas 16/19, as defined in the Otay Ranch GDP/SRP. This Village Design Plan was prepared for Village 14; a component of the Land Exchange Alternative that satisfies the Otay Ranch GDP/SRP requirement.

The Village Design Plan represents the next step in the implementation process for Village 14 by refining the design and implementation process and focusing on issues that are specific to the village. This Village Design Plan addresses site, building and landscape design issues to ensure that the quality of the design and architectural concepts established for the overall Otay Ranch community are maintained. The Village Design Plan identifies a theme for the village and delineates that identity through streetscape and landscape design, architecture, monumentation/signage and lighting guidelines. This document provides guidance for developers and designers and will be used to evaluate design proposals for plan compliance by the County of San Diego. The Village Design Plan is organized into the following sections:

- Village Setting & Community Structure – provides an overview of the site and land uses, establishes the design theme, character, pedestrian orientation, grading and landscape design concepts. Park concepts and village entryway and identity design concepts are also provided.
- Village Core Design Guidelines – provide guidance for design of the land uses that form the Village Core, including site planning and building orientation, pedestrian and vehicular access, landscape and hardscape character and lighting, signage and street furnishings.

- Residential Guidelines – provide guidance for single-family neighborhoods, including architecture, pedestrian orientation, site planning, roofing design and pedestrian orientation.
- Crime Deterrence Design Guidelines – provide Crime Prevention through Environmental Design (CPTED) strategies including natural surveillance, natural territorial reinforcement, natural access control and community-based organizations.
- Community Garden Guidelines – provide design and operational guidelines related to size, location, supportive facilities and operations.

B. LOCATION AND REGIONAL SETTING

The Otay Ranch encompasses approximately 23,000 acres within the southwestern portion of San Diego County. Village 14 is located approximately one-quarter mile east of the City of Chula Vista. Regional access is provided via SR-125 located three miles to the west. Local access to State Route 94 is provided via Proctor Valley Road.

C. PHYSICAL SITE CHARACTERISTICS

The Otay Ranch GDP/SRP defines the entire Village 14 area as approximately 1,002.6 acres nestled in the south sloping valley which encompasses existing Proctor Valley Road, immediately northeast of the Upper Otay Reservoir and between the City of Chula Vista and the community of Jamul. The area contains broad flat areas, as well as ridges and valleys which climb to the south of the Jamul Mountains. To the north of the Jamul Mountains, Proctor Valley continues as a broad even meadow with rolling hillsides to the south. Elevations range from approximately 500 MSL to 2,053 MSL to the east. Proctor Valley is both physically and visually isolated from the community of Jamul to the northeast.

Village 14 lies within the watershed of the Otay River, a westerly flowing stream that drains an area of approximately 145 square miles. The site is upstream of Savage Dam, which creates Upper and Lower Otay Reservoirs. Hillside vegetation consists of coastal sage scrub, heavily disturbed coastal sage scrub and steep slopes. Vernal pools and streambeds/wetlands occur in Proctor Valley. A regional wildlife corridor occurs near the center of the valley and a local wildlife corridor forms the north edge of the proposed Village 14 development footprint.

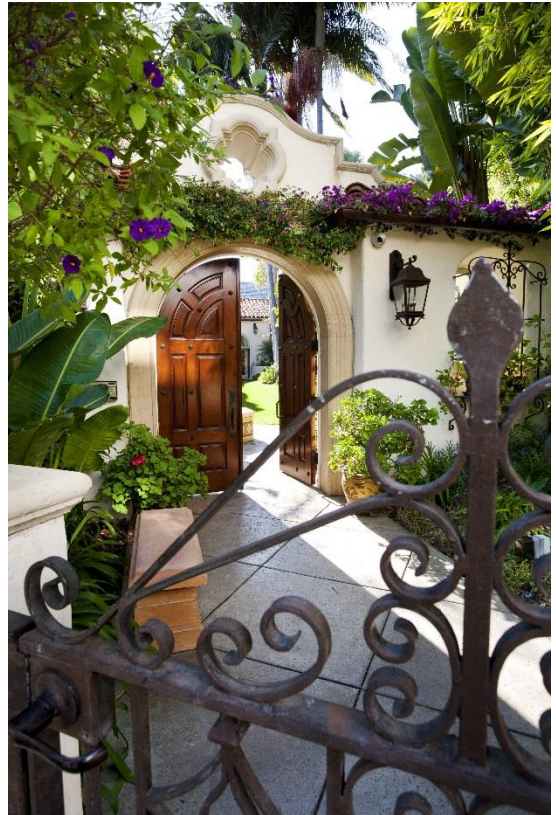
D. SURROUNDING LAND USES

The Village 14 site is located at the interface of urban development and open spaces. The Rolling Hills Ranch, EastLake Woods, EastLake Vistas and Bella Lago residential communities in the City of Chula Vista constitute the existing limits of urban development to the west. Upper Otay Reservoir, a drinking water supply owned by the City of San Diego, is located to the south. The rural community of Jamul is located further to the north. Portions of the Land Exchange Area are interspersed with the approximately 5,600-acre Rancho Jamul Ecological Preserve, a component of the MSCP Preserve system in southwestern San Diego. Publicly owned Open Space areas, including the State of California Hollenbeck Canyon Wildlife Area, City of San Diego

Cornerstone Properties, U.S. Department of the Interior Bureau of Land Management Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Services San Diego-Sweetwater National Wildlife Refuge, and other City and County ownerships, surround the Project Area.

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II. Community Setting & Structure



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II. COMMUNITY SETTING & STRUCTURE

A. OVERVIEW

Village 14's physical separation and relative isolation from the remainder of Otay Ranch provides a unique opportunity to create home sites with expansive views to natural permanent open space areas surrounding Proctor Valley. Upper Otay Reservoir and surrounding mountains provide a dramatic backdrop for Village 14.

The topography and natural beauty further combine to create an ideal setting for the architectural forms, materials and architecture styles found in old, established California towns. Streets and buildings will be integrated into the natural topography of the site. Neighborhood-serving land uses will be located within a 10-minute walk of all residential neighborhoods. A "California Friendly Landscape" and "Fire Safe" landscape palette will be utilized to maximize water conservation and fire safety, while referencing the natural setting for Village 14.

B. VILLAGE LAND USES

The Land Exchange Alternative - Specific Plan organizes land uses within Village 14 as described below and depicted in Exhibit 1, Illustrative Plan.

- The Village 14 land use plan is anchored by the centrally located Village Core.
- The Village Core is comprised of a Mixed-Use Site with up to 15,000 sq. ft. of retail/commercial uses and 54 multi-family homes; the P-1 Village Green neighborhood park, an elementary school site and a public safety site planned to accommodate a fire station and Sheriff's storefront facility.
- Village 14 includes approximately 511 acres designated for 1,530 homes, 1,125 of which would be traditional single-family homes, 283 would be single-family age-restricted and 123 would be multi-family homes. Residential densities range from 1.5 to 15.0 dwelling units per acre within 18 planned neighborhoods. Selected neighborhoods will be gated.
- Decreasing residential densities radiate out from the core area. Larger lot single family detached neighborhoods are located at the perimeter.
- Four public parks, ranging in size from 4.2 acres to 2.5 acres, are planned within Village 14. Private park facilities include three swim clubs, the Village Square Community Facility, a Senior Activity Center, and pocket parks distributed throughout residential neighborhoods. The public and private park system provides a variety of recreational experiences.
- A 4.5-mile Community Pathway is planned along Proctor Valley Road through Village 14 and connecting to the City of Chula Vista to the south and north to Jamul. In addition, a 3.0 mile internal "Park to Park" loop connects a series of parks to the Community Pathway. Connections between the neighborhoods are refined and defined by the circulation and grading plans which maximize views, promote energy conservation, calm traffic and promote walkability.



PROCTOR VALLEY

Exhibit I –Village I4 Illustrative Plan

Not to scale

C. DESIGN THEME & CHARACTER



An Old California architectural theme will be implemented throughout the Village Core and residential neighborhoods to create an interesting tapestry of elements reminiscent of Old California towns. Architecture within Village 14 will allow for variety; however, the architectural style within the Village Core and other public uses will maintain a strong basis in Spanish architecture.

This design theme will extend to village-serving public buildings associated with the elementary school, neighborhood parks and fire station. The Spanish architectural style is attractive and compatible with other architectural styles such as Mission, Monterey, Prairie and Spanish Revival, and can be easily integrated into the individual style and scale of each neighborhood. Additional Old California architecture may include Ranch House, Craftsman, Colonial Revival and Farmhouse.



Village 14's design is centered on an active lifestyle and wellness focus. Active living is a way of life that integrates physical activity into daily routines. The community character is defined by the location of public and private parks and recreation facilities and a well-planned pedestrian network connecting those destinations to the neighborhoods.

D. PEDESTRIAN ORIENTATION

The Otay Ranch pedestrian oriented design concepts have been implemented in Village 14 through the provision of pedestrian linkages to and through the village. The Village Core area will be linked to the residential neighborhoods along the 4.5-mile Community Pathway, a 10' wide pathway with decomposed granite surfacing separated from the roadway by a tree-lined landscaped parkway. The Community Pathway connects to the



City of Chula Vista regional trail system to the south and the rural community of Jamul to the north. In addition, a 3.0 mile internal "Park to Park Loop" network is provided along local streets, providing a linkage between residential neighborhoods, a series of parks and the Community Pathway. Parks are located within ½ mile of all neighborhoods. Internal streets are

designed to provide a tree-lined, landscaped parkway between the pedestrian zone and the vehicular zone, enhancing pedestrian safety and creating a pleasant walking environment.

Consistent with Otay Ranch GDP/SRP policies, homes are designed with pedestrian oriented features such as porches, balconies, bay windows and exterior courtyards. These architectural elements create non-garage dominated streetscapes and place “eyes on the street” to further enhance awareness and visibility along the walkways. Pedestrian-oriented design is enhanced through implementation of traffic calming measures, including roundabouts and intersection neckdowns. Slowing traffic increases pedestrian safety and encourages alternative modes of transportation for local trips.

E. GRADING

Mesas, hilltops and gently rolling topography within Proctor Valley offer the best conditions for development. Sloped hillsides, valleys and canyons serve as resources, linking the developed areas to natural features in the area. The following grading objectives have been implemented in the Village 14 grading concept:

- Development relates to the existing topography and natural features of the site;
- The character of development strives to retain existing landforms to the greatest extent feasible;
- Naturalized buffering is provided as a transition between development and significant existing landforms;
- Development occurs on terraces integrated into the natural landform to minimize grading and optimize views;
- Passive solar heating and cooling opportunities are promoted through lot orientation wherever feasible;
- Manufactured slopes occur between neighborhoods and long circulation streets;
- Slopes are landscaped with a “California Friendly” and “Fire Safe” landscape palette comprised of select trees, shrubs and ground covers to soften the manufactured appearance and aesthetically blend with the natural open space areas surrounding the village;
- When significant landforms are modified for project implementation, the landform is rounded to blend into the natural grade;
- Manufactured slope faces over 25 feet are varied to avoid excessive “flat planed” surfaces or contoured through landscaping;
- Grading at the development perimeter has been designed to minimize edge effects on natural open space RMP Preserve areas; and
- To compliment landform grading, revegetation techniques are utilized. As in a natural setting, major landscape elements are concentrated largely in concave drainages, while convex areas are planted primarily with groundcover.



999. *Landscape & Design Elements*



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III. LANDSCAPE & DESIGN ELEMENTS

Landscape and design elements integrate Village 14 into the overall Otay Ranch design context and natural open space areas surrounding Village 14, while creating a distinct design theme for the village. The Otay Ranch thematic landscape design concept is addressed by extending the streetscape theme along Proctor Valley Road (Scenic Roadway) and the landscape concepts within perimeter and interior slopes. Within Village 14, the landscape and hardscape theme will reflect California's architectural history. This landscape design concept is consistent with the Proctor Valley Road scenic corridor designation. Priority is placed on preserving scenic vistas, significant rock outcroppings and landforms through the corridor. Landscaping will reflect the natural setting by implementing a plant palette comprised of local, native plant materials, rural themed fencing and light fixtures and natural materials.

The Old California-inspired design theme is created through a comprehensive landscape plan that addresses the design of outdoor spaces, features, furnishings and the use of a wide variety of trees, shrubs and groundcovers. The landscape concept is illustrated in the Landscape Concept Plan (Exhibit 2). Descriptions of each landscape zone are provided below.

The Village 14 design concepts and plant palette are consistent with the Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange Alternative Fire Protection Plan, (Specific Plan, Appendix 2) and the Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative Preserve Edge Plan (Specific Plan, Appendix 1) and are subject to approval by the County Fire Marshal and County of San Diego Landscape Architect.

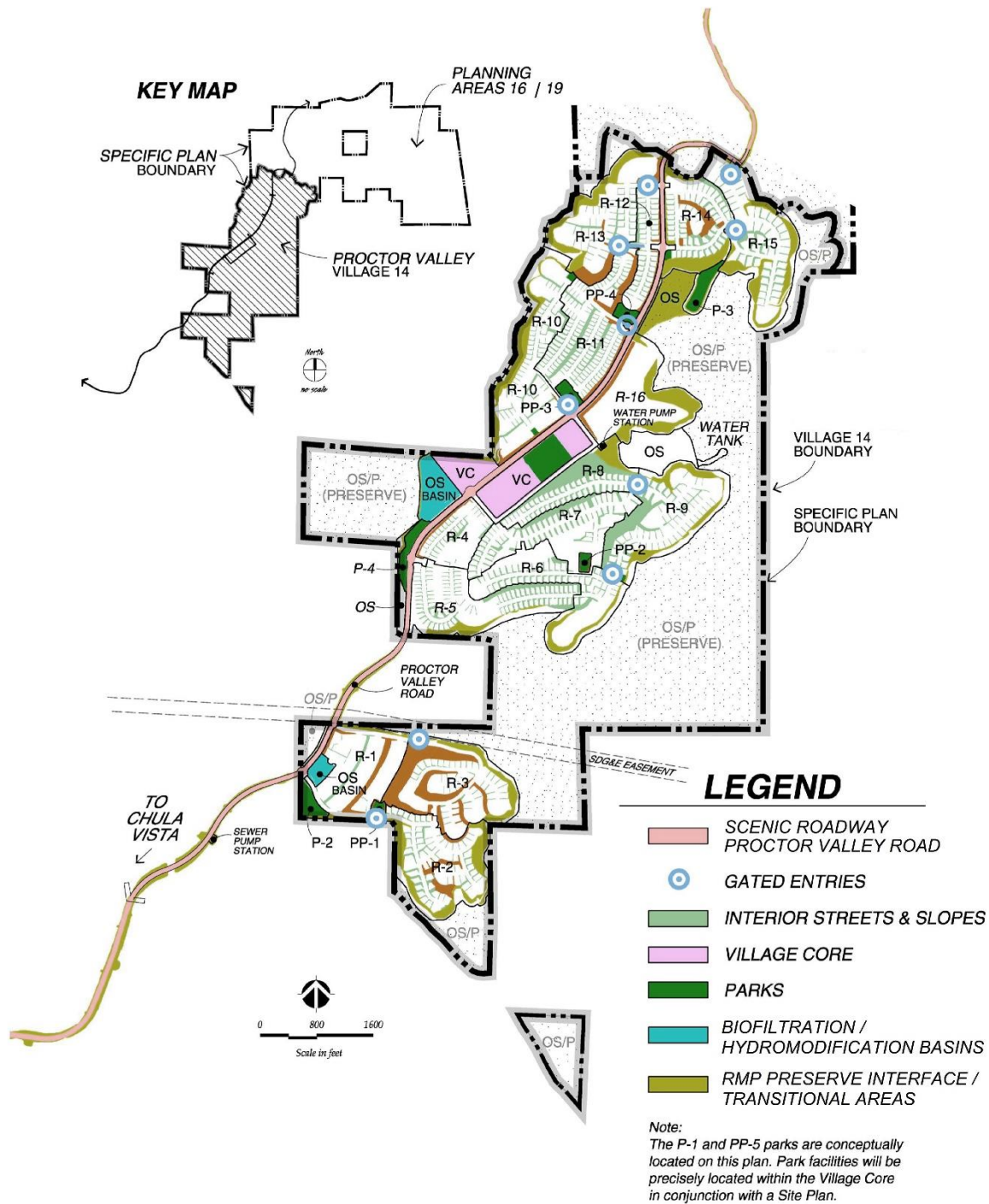


Exhibit 2 –Village 14 Landscape Concept Plan

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A. PROCTOR VALLEY ROAD – SCENIC ROADWAY¹

The Otay Ranch GDP/SRP² identifies “Scenic Roadways” throughout Otay Ranch and establishes a series of implementation objectives and policies. Several relevant objectives and a policy related to Proctor Valley Road include the following:

Objective: Protect and enhance valuable scenic resources and view throughout the Otay Ranch.

Objective: Design roadways and/or adjacent villages to protect visual resources

Objective: Coordinate with adjacent jurisdictions to encourage protection of scenic corridor resources outside of Otay Ranch

Policy: **Proctor Valley Road** – from Salt Creek Ranch to Highway 94. This road passes through open space areas providing views to Jamul, the San Miguel Mountains and Proctor Valley Creek. Final alignment should seek to preserve significant rock outcroppings and landforms and preserve views to the Upper Otay Reservoir. Design for more urban character at the village center. In the Jamul area, provide large setbacks and fencing to project the development rural ranchette character.

The Land Exchange Alternative -Specific Plan establishes the alignment of Proctor Valley Road consistent with the Otay Ranch GDP/SRP. The highly visible Proctor Valley Road Landscape Zone is compatible and consistent with the Otay Ranch GDP/SRP designation of Proctor Valley Road as a Scenic Roadway. Although Proctor Valley Road landscape concept will establish a rural theme along its full length, there are several landscape design concepts that will be implemented as the road crosses through natural open space areas and the Village Core. Within natural open space areas, transitional, naturalized planting will occur within the median, parkway and road-adjacent slopes. Tree spacing will be random to create a natural-appearing openness through this corridor, consistent with existing adjacent conditions. Oaks and Sycamore trees with low growing native shrubs, grasses and wildflowers will be utilized.

The segment of Proctor Valley Road that passes through the Village Core will be more higher level of amenities as the Community Pathway and sidewalk meander within a wide landscaped area, creating opportunities to provide connections to the adjacent land uses within the Village Core. Examples of the plant materials utilized within the Proctor Valley Scenic Roadway Landscape Zone are depicted on Exhibit 3. Proctor Valley Road cross sections are provided in Exhibits 4 through 11.

¹ The Otay Ranch GDP/SRP (Pages 195 and 236) designates Proctor Valley Road as a “Scenic Roadway” and the Jamul/Dulzura Subregional Plan (Page 17) designates Proctor Valley Road as a “Scenic Highway.”

² Otay Ranch GDP/SRP, Page 235

PROCTOR VALLEY ROAD SCENIC ROADWAY LANDSCAPE ZONE

TREES



Arbutus unedo "Marina"
/ Strawberry Tree



Rhus lancea / African Sumac



Cercidium / Palo Verde



Quercus agrifolia / Coast Live Oak



Platanus racemosa / California Sycamore

Exhibit 3 – Plant Materials - Proctor Valley Scenic Roadway Landscape Zone

SHRUBS



Agave sp. / Agave



Aloe sp. / Aloe



Baccharis sp. / Coyote Bush



Callistemon 'Little John' / Bottlebrush



Cistus 'sunset' / Rockrose



Cotyledon orbiculata / Pig's Ear



Dasylirion wheeleri / Spoon Yucca



Dianella spp. / Flax Lily



Feijoa sellowiana / Pineapple Guava



Lavandula sp. / Lavender



Muhlenbergia sp. / Deer Grass



Rhamnus californica / California Coffeeberry

Exhibit 3 – Plant Materials - Proctor Valley Scenic Roadway Landscape Zone (cont.)



Salvia leucantha 'Santa Barbara' / Sage

GROUND COVER



Baccharis pilularis 'pigeon point' /
Coyote Bush



Senecio sp. / Senecio

Exhibit 3 – Plant Materials - Proctor Valley Scenic Roadway Landscape Zone (cont.)

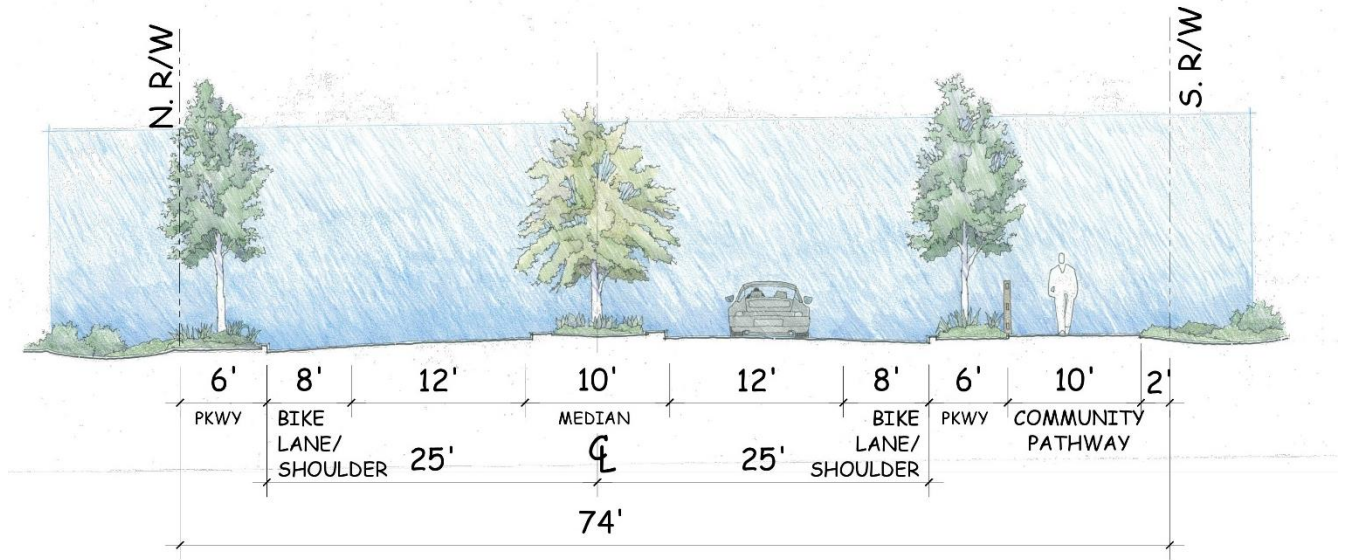


Exhibit 4 – Proctor Valley Road (Section 1)

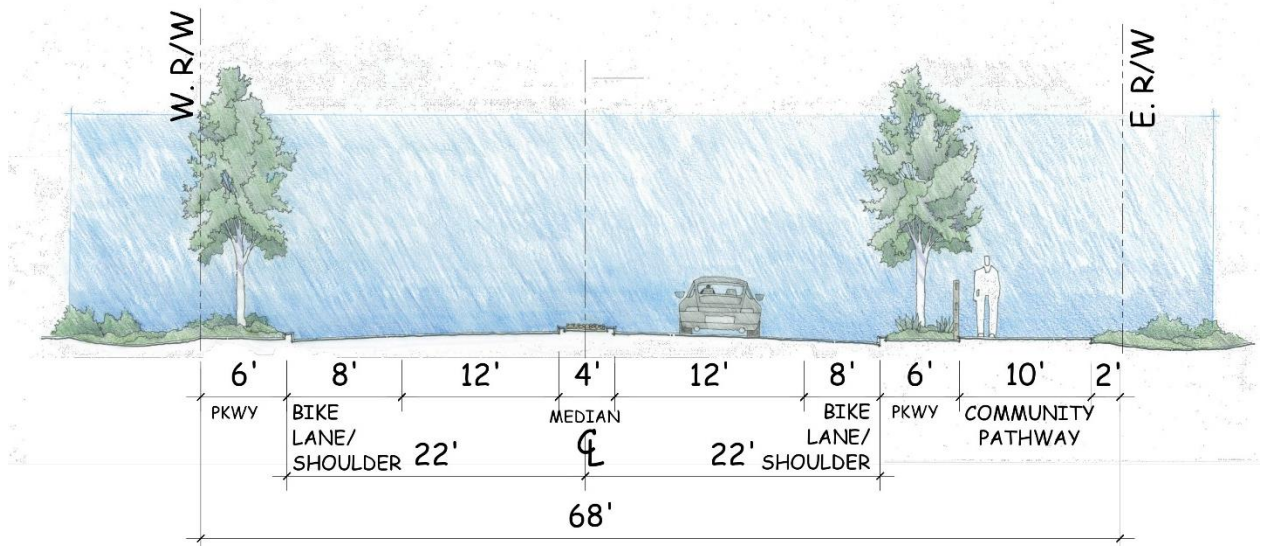


Exhibit 5 – Proctor Valley Road (Section 2)

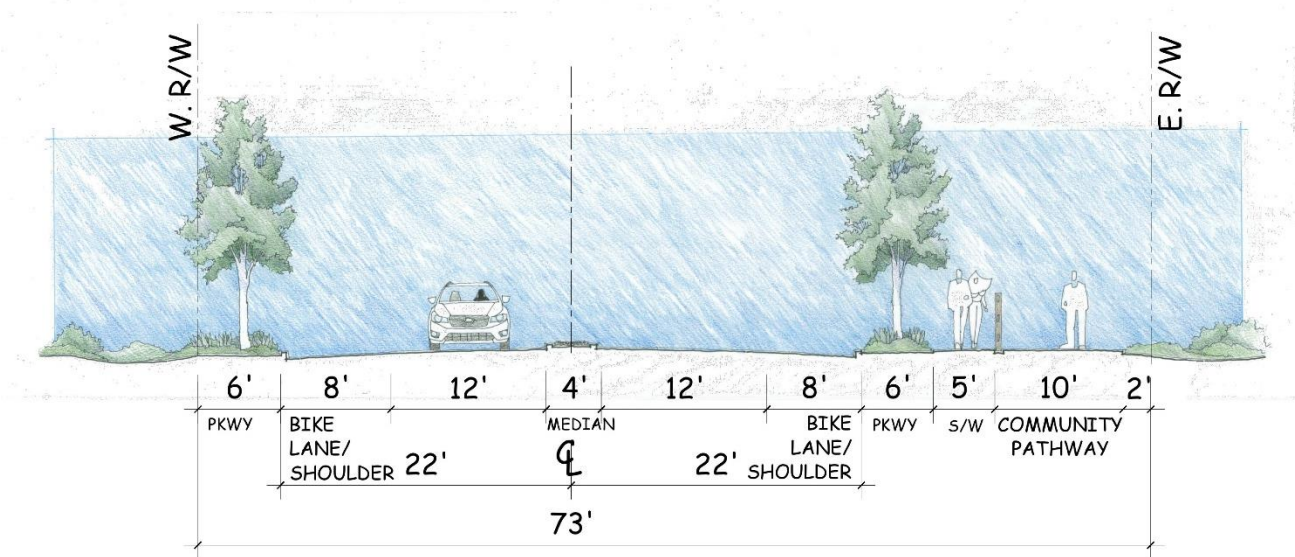


Exhibit 6 – Proctor Valley Road (Section 3)

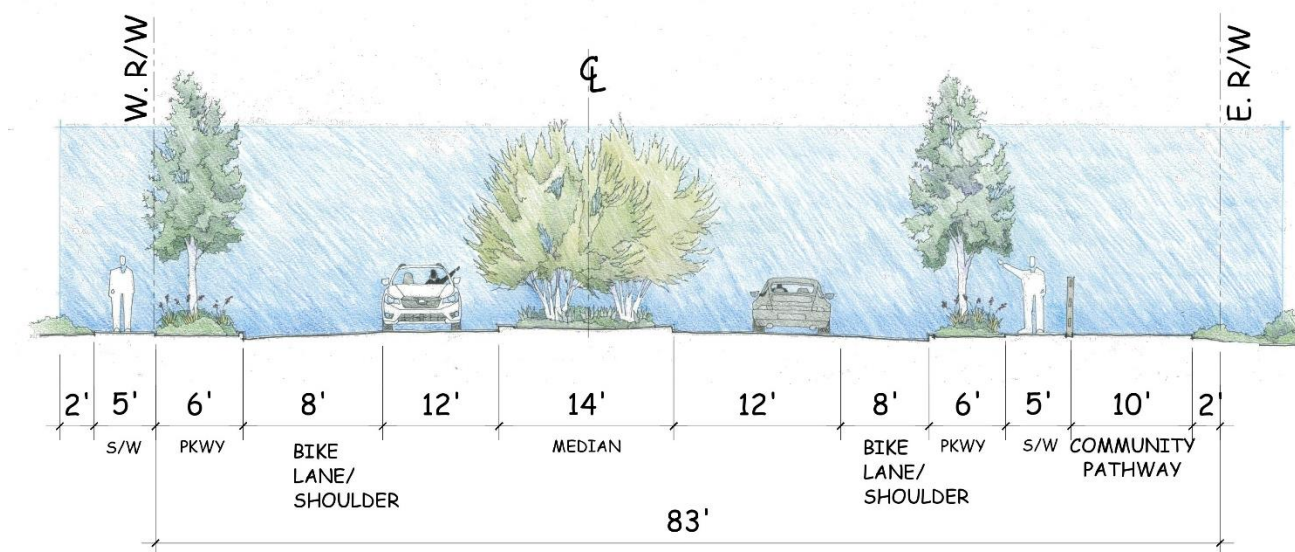
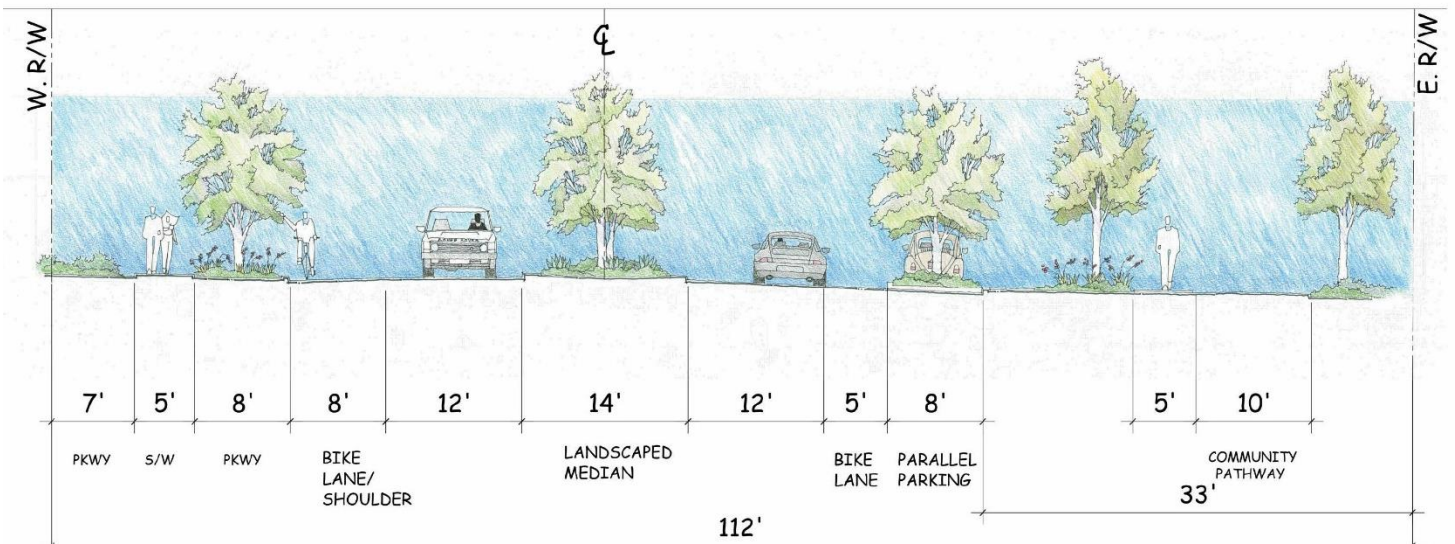


Exhibit 7 – Proctor Valley Road (Section 4)



Special Village Core Segment w/Parking

Exhibit 8 – Proctor Valley Road (Section 5)

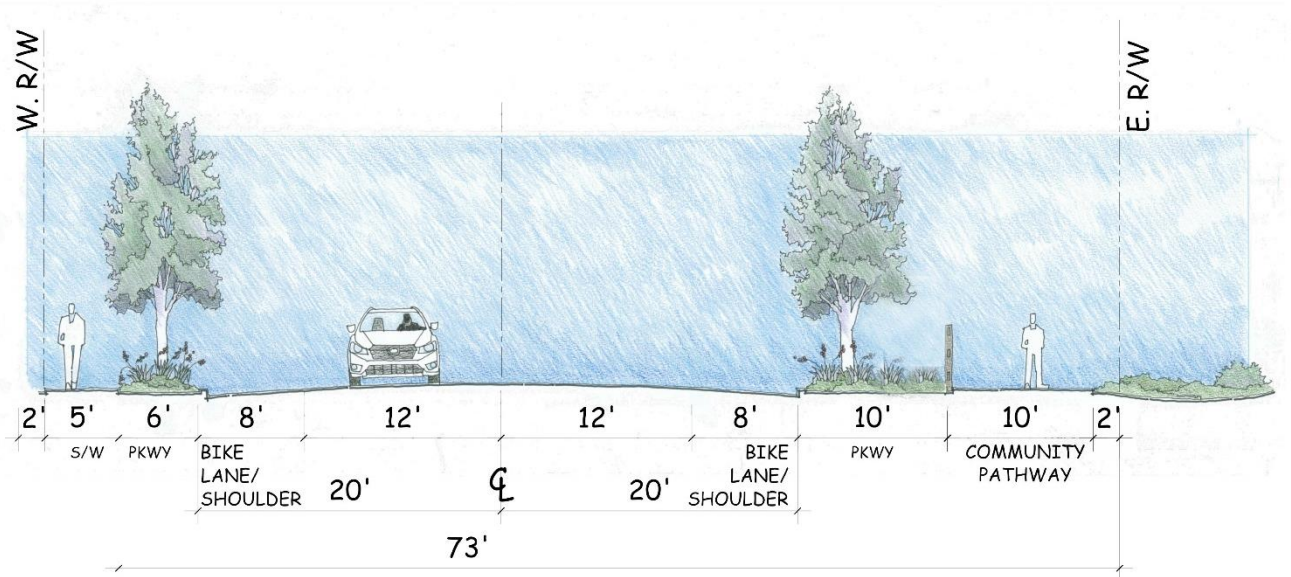


Exhibit 9 – Proctor Valley Road (Section 6)

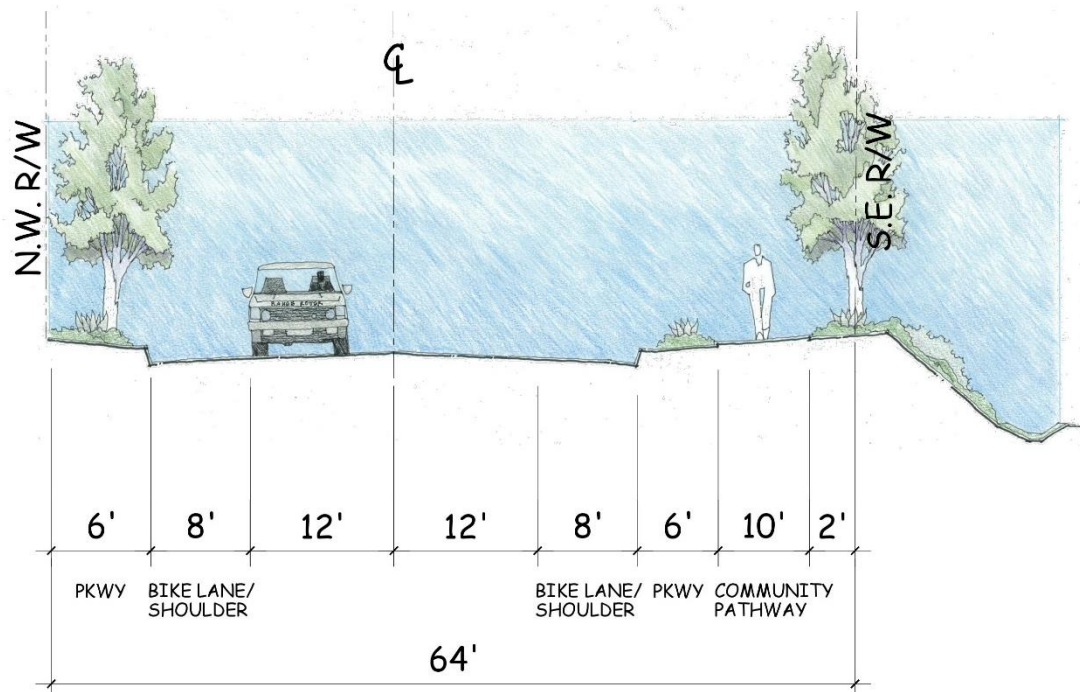
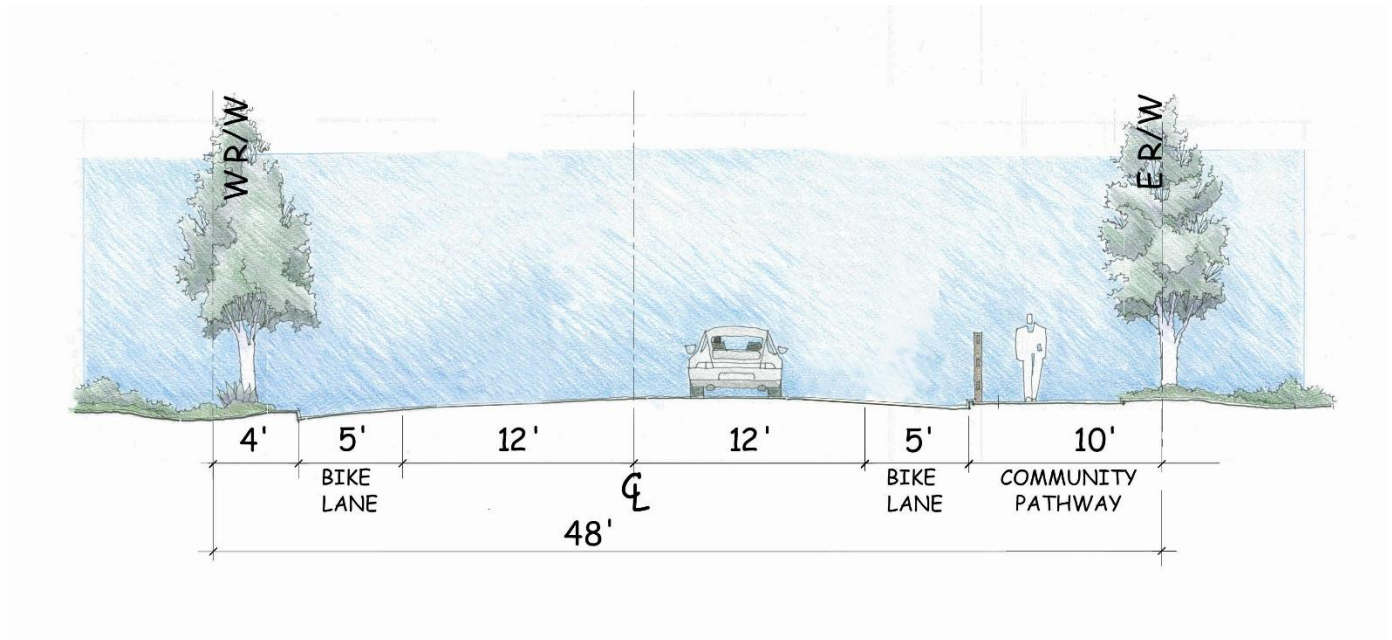
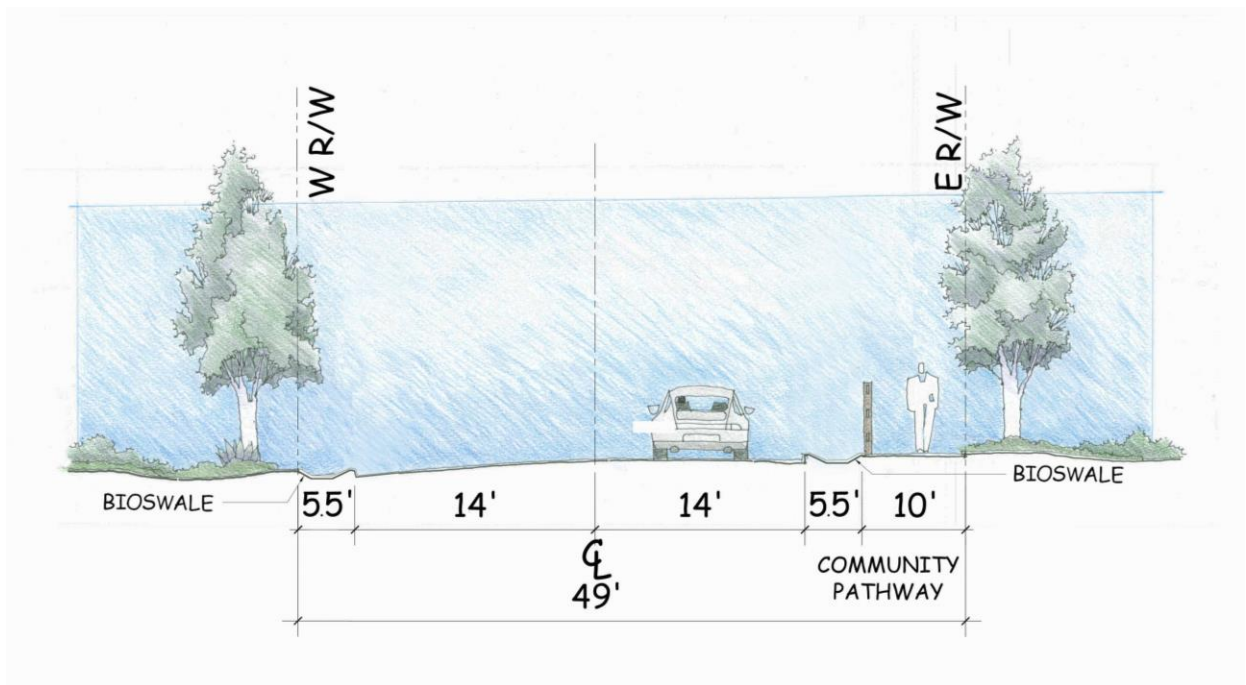


Exhibit 10 – Proctor Valley Road (Section 7)



Street Section 10



Street Section 10A

Note: Section 10A is implemented wherever a 5' bio-retention basin is required.

See Land Exchange EIR Alternative Specific Plan, Chapter VIII Internal Circulation Options for details regarding a street section that could replace Street Section 10B if the County approves this option.

Exhibit 11 – Proctor Valley Road (Section 10 and 10A)

B. INTERIOR STREETS AND SLOPES

The Interior Streets and Slopes Landscape Concept provides a robust street tree program throughout the residential neighborhoods. A 6'-wide landscaped, tree-lined parkway separates the pedestrian zone from the vehicular zone throughout these areas. Interior slopes will be landscaped with a California Friendly/Fire Safe planting palette to soften the appearance of the manufactured slopes. These areas may also serve as the Fire Modification Zone, as required by the Fire Protection Plan. The Interior Street and Slope landscape palette is represented on Exhibit 12 and Interior Streets are depicted on Exhibits 13 and 14.

INTERIOR STREETS AND SLOPES LANDSCAPE ZONE

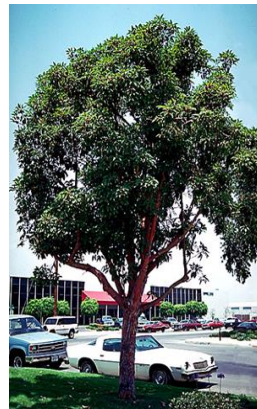
TREES



Lagerstromia indica /
Crape Myrtle



Laurus nobilis /
Sweet Bay



Tristania conferta /
Brisbane Box



Quercus ilex / Holly Oak

Exhibit 12 – Plant Materials – Interior Streets & Slopes

SHRUB



Leymus c. 'Canyon Prince' /
Canyon Prince Wild Rye



Pittosporum tobira /
Common Tobira



Raphiolepis species /
Indian Hawthorne



Westringia sp. /
Coast Rosemary

GROUND COVER



Baccharis pilularis 'pigeon point' /
Coyote Bush

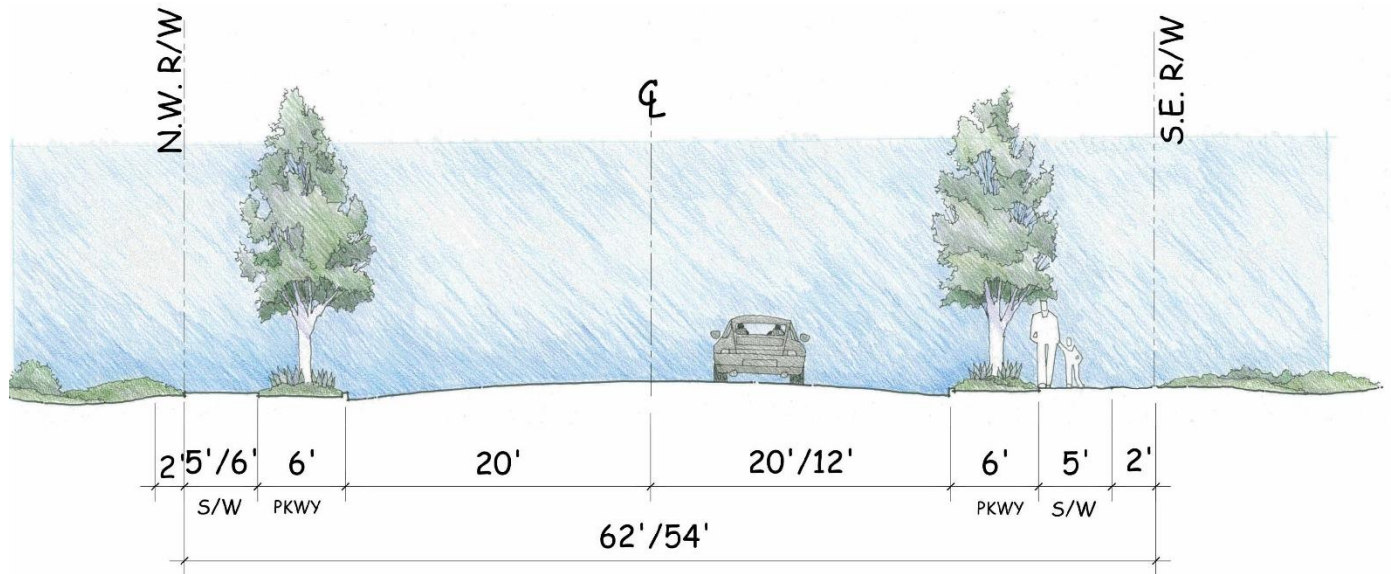


Festuca glauca



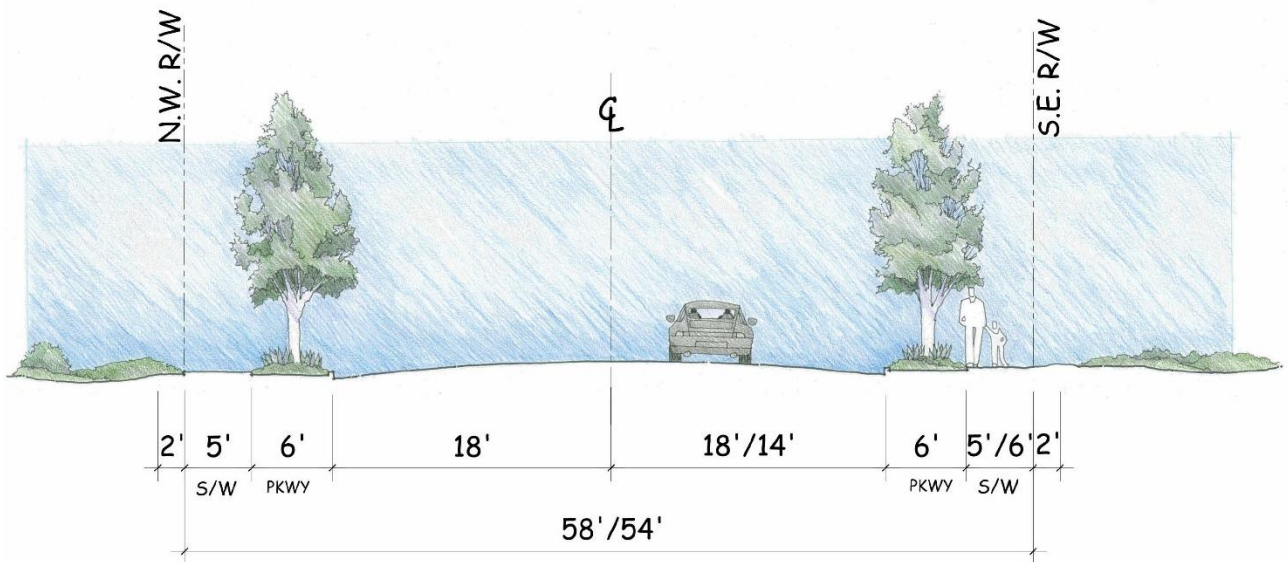
Senecio mandraliscae

Exhibit 12 – Plant Materials – Interior Streets & Slopes (cont.)



Note: Where implemented on single-loaded streets, one lane may be reduced to 12' width

Exhibit 13 – Private Residential Collector (Section 8/8a)



Note: Where implemented on single-loaded streets, one lane may be reduced to 14' width

Exhibit 14 – Private Residential Streets (Section 9a/9b)

C. VILLAGE CORE

The landscape concept for the Village Core includes a wide variety of plant materials and design opportunities, with the goal of creating an active, inviting and dynamic sense of place for the entire community. The Village Core land uses include the Mixed-Use area, Public Park, Village Square Community Facility, Elementary School, and the Public Safety Site. Landscaping within the public and private parks is described in greater detail below. Each of the Village Core uses present a unique opportunity to implement the Old California theme through landscape design. A representation of the plant pallet within the Village Core Landscape Zone is provided as Exhibit 15.



VILLAGE CORE LANDSCAPE ZONE

TREES



Arbutus unedo 'Marina' /
Strawberry Tree



Lagerstromia indica /
Crape Myrtle



Rhus lancea / African Sumac



Laurus nobilis / Sweet Bay



Tristania conferta / Brisbane Box

Exhibit 15 – Plant Materials – Village Core Landscape Zone

SHRUBS



Callistemon 'Little John' /
Bottlebrush



Cistus 'sunset' / Rockrose



Aloe sp. / Aloe



Baccharis pilularis / Dwarf
Coyote Bush



Carissa macrocarpa 'Green
Carpet' / Prostrate Natal Plum



Dianella spp. / Flax Lily



Dracaena draco/
Dragon Tree



Elymus c. 'Canyon Prince' /
Canyon Prince Wild Rye



Feijoa sellowiana / Pineapple
Guava



Lavatera sp. / Tree Mallow



Ligustrum japonicum
'texanum' / Texas Privet



Muhlenbergia sp. / Deer Grass

Exhibit 15 – Plant Materials – Village Core Landscape Zone (cont.)



Myrtus communis / Myrtle



Prunus caroliniana /
Carolina Cherry



Raphiolepis sp. /
Indian Hawthorne



Salvia leucantha 'Santa
Barbara' / Sage



Trachelospermum
jasminoides / Star Jasmine

GROUND COVER



Sedum sp. / Sedum



Senecio sp. / Senecio



Trachelospermum
jasminoides / Star Jasmine

Exhibit 15 – Plant Materials – Village Core Landscape Zone (cont.)

D. PARKS

The Village 14 Specific Plan strives to develop a village concept with a recreation and wellness focus, centered on an extensive, connected network of public and private parks. Providing a park system that includes a variety of active and passive recreational opportunities within a 10-minute walk (1/2 mile) of all planned neighborhoods meets this objective. Each park within Village 14 takes on a unique focus based on its location, planned uses and proximity to adjacent natural open spaces. Park design creates a distinctive character, in context with its surroundings and establishes a setting that encourages neighborhood interaction.

I. PARK DESIGN GUIDELINES

The County Department of Parks & Recreation, *Healthy Edge – Park Design Guidelines for Active Living* provides the following park landscape guidelines with the intent of promoting functional, attractive and well-built park facilities. Guidelines relevant to Village 14 public parks are provided below:

- Create aesthetically pleasing environments for active and passive recreation activities;
- The use of trees in the design should provide for a recognizable landscape character such as formal/informal, rustic/urban and riparian/upland. Consider seasonal appearance of trees for shade and structure. Use large-scale trees where appropriate;
- Parks will have predominately deciduous tree cover and grouping to account for climate extremes and seasonal winds;
- Utilize plant material color, texture, form, scale and grouping creatively to provide focus, interest, drama and perceptible character to the park and its features;
- Utilize a landscape design that forms spatial areas for a sense of relaxation, or dynamic action, or delight/enjoyment/calm, etc. through spatial modulation, sequence and the harmonious relationship of design;
 - Chose and place plant materials to satisfy environmental conditions, cultural conditions, functional conditions and aesthetic conditions;
 - Establish rhythm in the landscape that moves the user throughout the park in a connected, fluid way;
- Provide variety in the landscape to create interest and vitality. Variety, contrast and harmony work together to give unity to the landscape design.



- Utilize trees along walkways and outdoor spaces to provide shade and minimize heat island effects;
- Minimize long-term operating expenses by designing a sustainable, low-water use plant palette for parks;
- Xeriscape principles should be considered and incorporated into the park landscape areas:
 - ~ Planning and design
 - ~ Soil analysis and improvement
 - ~ Practical turf areas
 - ~ Appropriate plant selection
 - ~ Efficient irrigation
 - ~ Artificial turf feasibility
 - ~ Mulching
 - ~ Appropriate maintenance
- Communicate the region's natural habitats wherever possible;
- Utilize porous concrete or a paver system to minimize water run-off;

2. PARKS LANDSCAPE ZONE

The Parks Landscape Zone plant palette is depicted in Exhibit 16. The landscape palette for park facilities is also provided in Attachment A, Approved Plant List.

PARKS LANDSCAPE ZONE (PUBLIC & PRIVATE)

TREES



Laurus nobilis / Sweet Bay



Plantus racemosa /
California Sycamore



Quercus agrifolia / Coast Live Oak



Quercus ilex / Holly Oak

Exhibit 16 – Plant Materials – Parks

SHRUBS



Callistemon 'Little John' /
Bottlebrush



Agave sp. / Agave



Dietes bicolor / Fortnight
Lily



Echium fastuosum /
Pride of Madeira



Lavatera sp. /
Tree Mallow



Leymus c. Canyon Prince
Prince / Wild Rye



Ligustrum japonicum
'texanum' Texas Privet



Muhlenbergia sp /
Deer Grass



Pittosporum tobira /
Common Tobira

Exhibit I6 – Plant Materials – Parks (cont.)



Rhaphiolepis sp. /
Indian Hawthorne



Trachelospermum
jasminoides / Star Jasmine



Phytolacca Californica /
California Coffeeberry



Rosa sp. / Rose



Cistus 'sunset' / Rockrose



Agave sp. / Agave

GROUND COVER



Baccharis pilularis 'pigeon point'
Coyote Bush



Festuca sp. / Festuca³



Myoporum parvifolium /
Creeping Myoporum³

Exhibit 16 – Plant Materials – Parks (cont.)

³ Not permitted adjacent to RMP Preserve areas or within the Fuel Management Zone.

3. PUBLIC AND PRIVATE PARK CONCEPTS

The County Department of Parks & Recreation, *Healthy Edge – Park Design Guidelines for Active Living* provides the following park design guidelines with the intent of promoting functional, attractive and well-built park facilities. The following park design guidelines should be met:

- Create aesthetically pleasing environments for active and passive recreation activities;
- Allow imaginative design of the park setting to meet the needs of users, be diverse and intriguing, connect people with the place and provide visitors with a positive identity and experience;
- Promote visibility into the park to improve perceived and actual safety within the park;
- Establish a perimeter that is inviting and provides views of activities from the street;
- The design should incorporate the elements of spatial organization: appropriate area, form, enclosure, containment, grouping and transition for the various levels of activity and experience intended for the park;
- The design should incorporate visual techniques such as screening, sequence, enhancement of appropriate visual elements and create a sense of drama, interest and exploration;
- Structures should be designed and sited as integral components of the larger landscape setting.
- Design of play areas for children should promote curiosity, wonder, challenge, fun, safety and shelter.



- Park design should seek to create a distinctive character, in context with its surroundings and establish a setting that encourages neighborhood interaction.
- Park design should weigh the use of shelter/gazebo/amphitheater as focal architectural elements or visual landmarks.
- Design of parks should enhance pedestrian and bicycle access/arrival, while minimizing parking.
- Color, texture and form should reinforce overall design of the park.
- Materials should be durable, attract, appropriate and consistent quality throughout.

- Maintenance should be a clear design consideration, while not impeding innovative and interesting park design.
- Principles of defensible space should be apparent in the design.
- Materials that are durable, modular and vandal-resistant are preferred.

Village 14 public parks and private recreation facilities have been designed to meet the County Parks & Recreation Guidelines summarized above. The park designs are unique and innovative, while providing a variety of recreational experiences for neighborhood residents. Parks have been located within a 10-minute walk (1/2 mile) of residential neighborhoods. The Parks, Recreation, Open Space, RMP Preserve and Trails Plan is provided as Exhibit 17. Conceptual designs for the Village 14 public and private parks are provided in Exhibits 18 to 27.



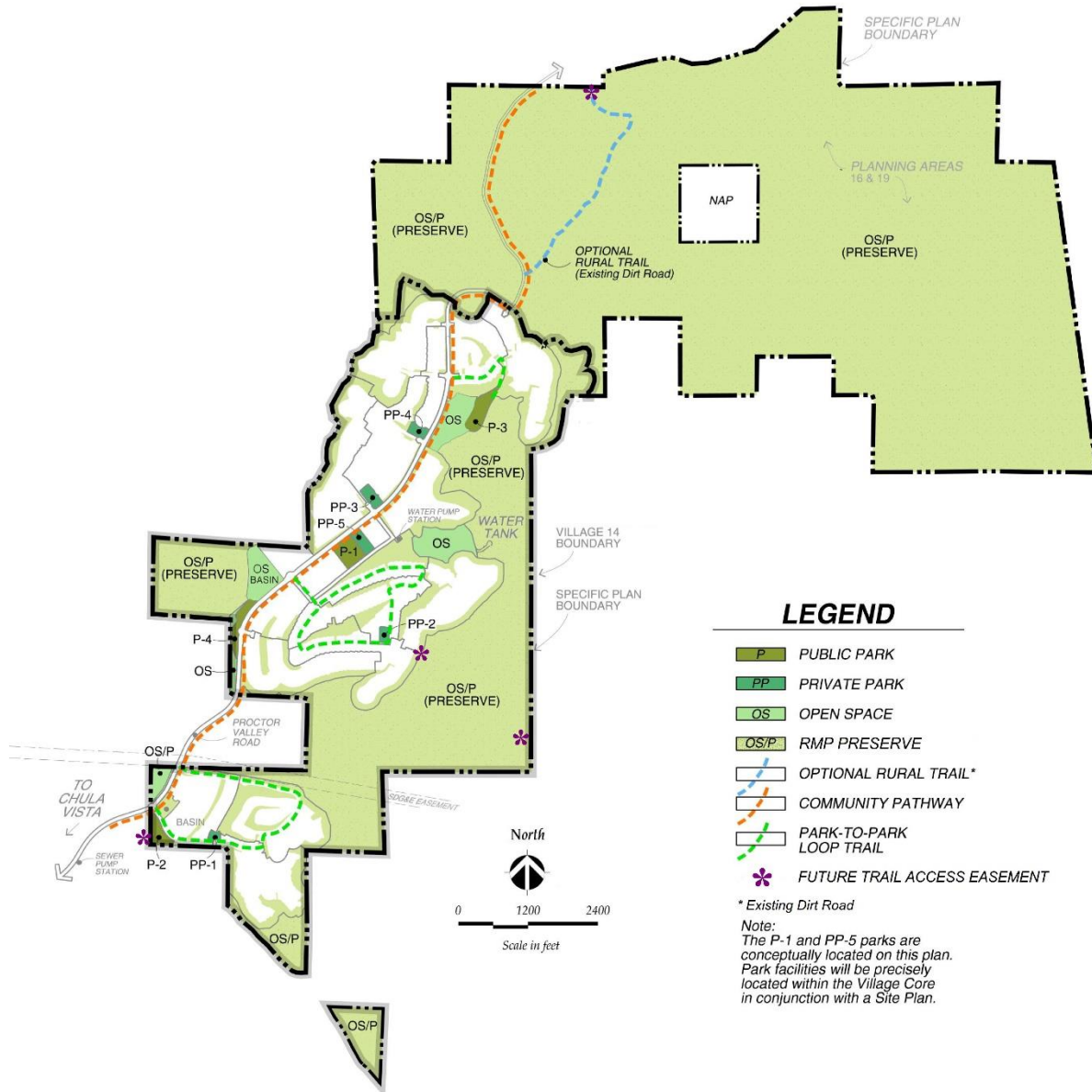


Exhibit 17 – Parks, Recreation, Open Space, RMP Preserve & Trails Plan

Not to scale

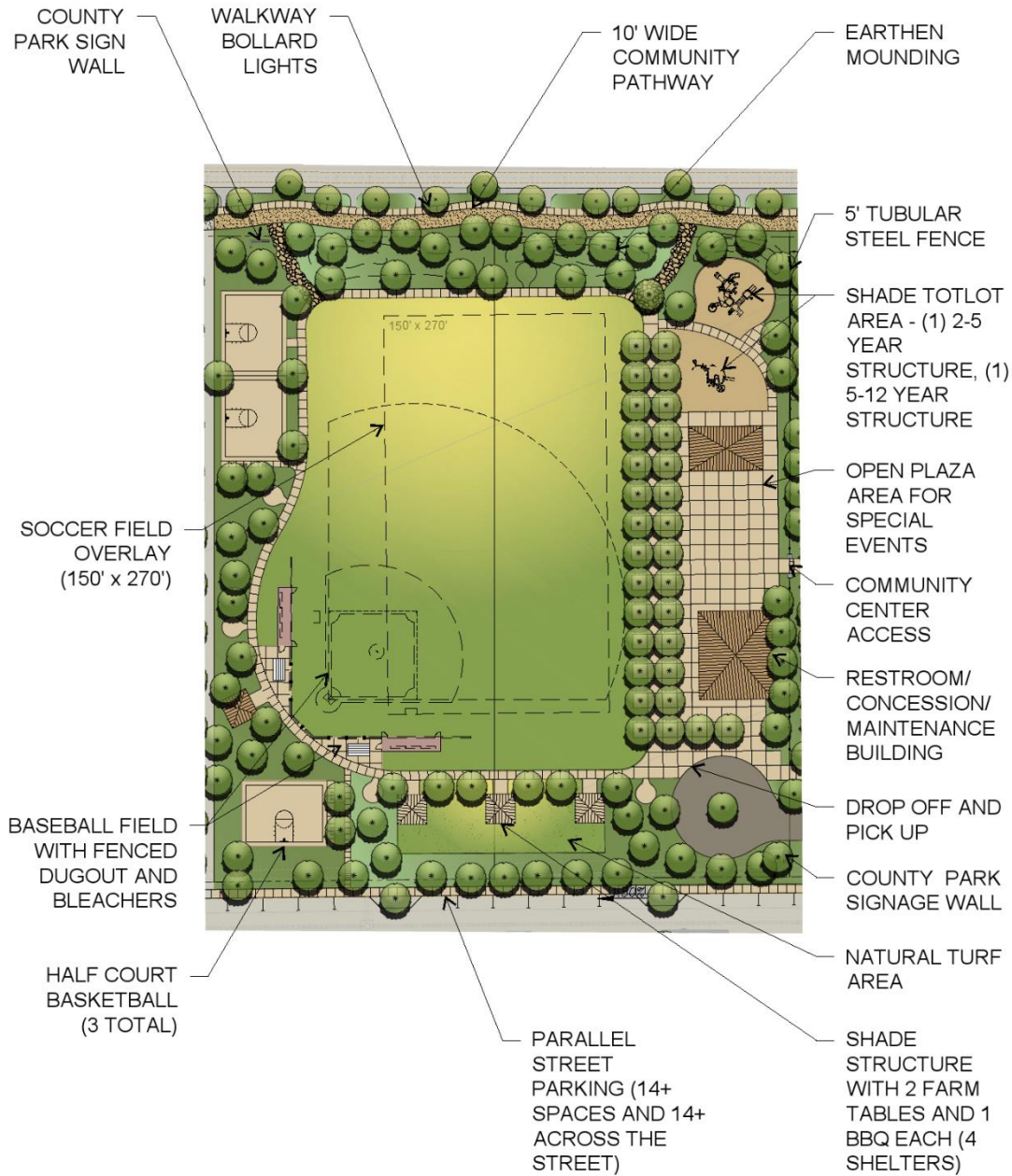


Exhibit 18 – Village Green (P-I) Conceptual Plan

Not to scale

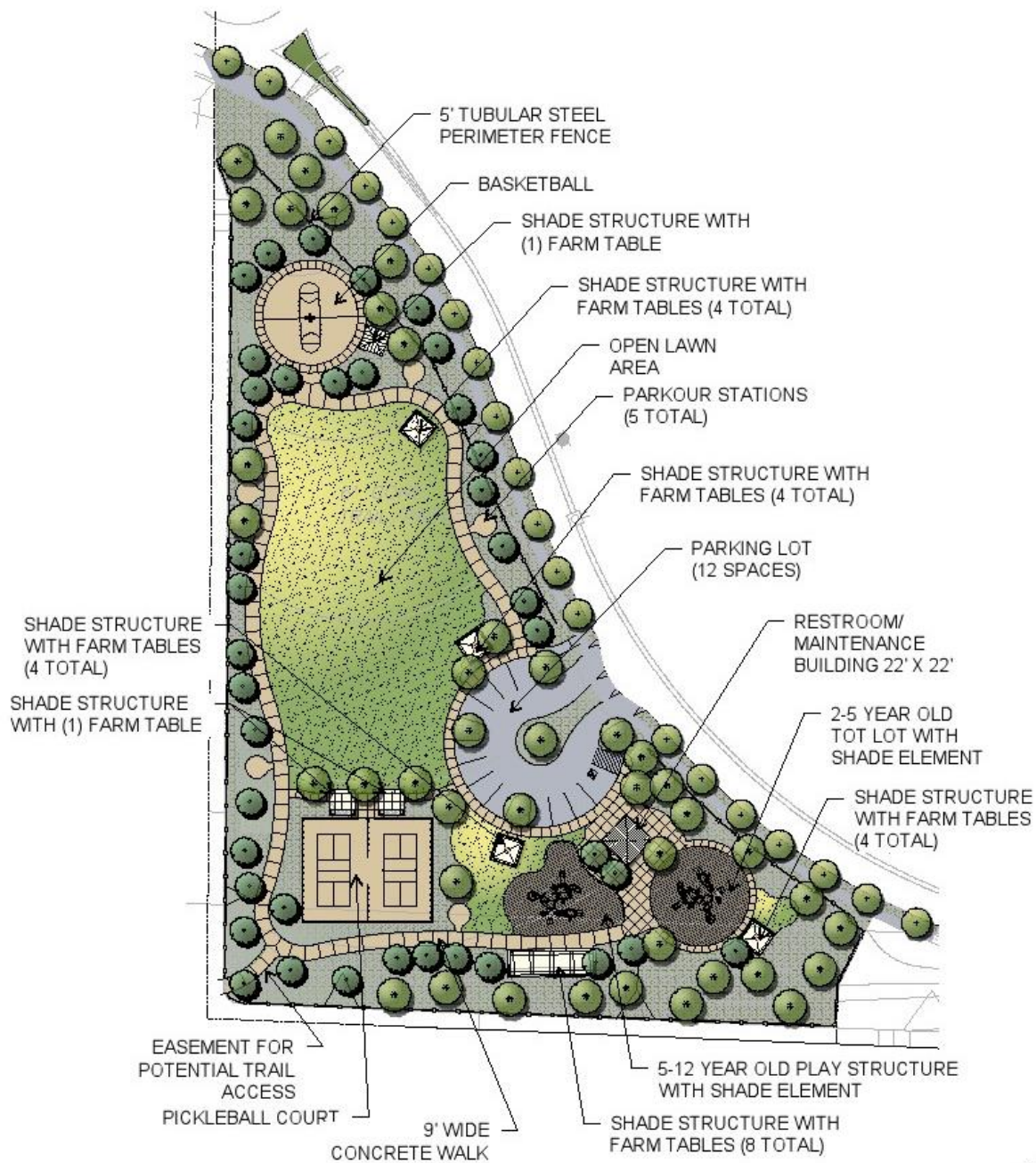


Exhibit 19 – South Park (P-2) Conceptual Plan

Not to scale

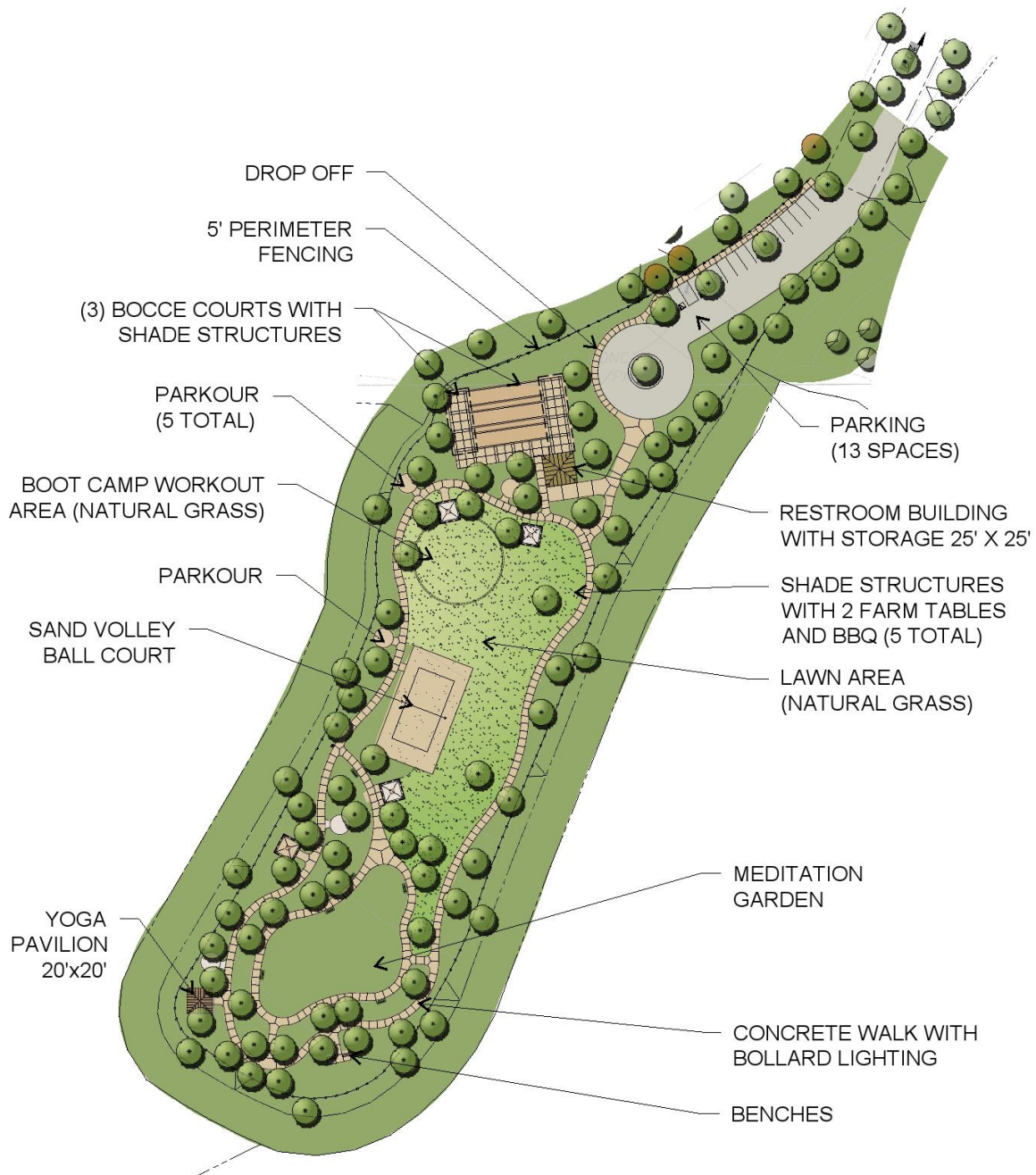


Exhibit 20 – Overlook Park (P-3) Conceptual Plan
Not to scale

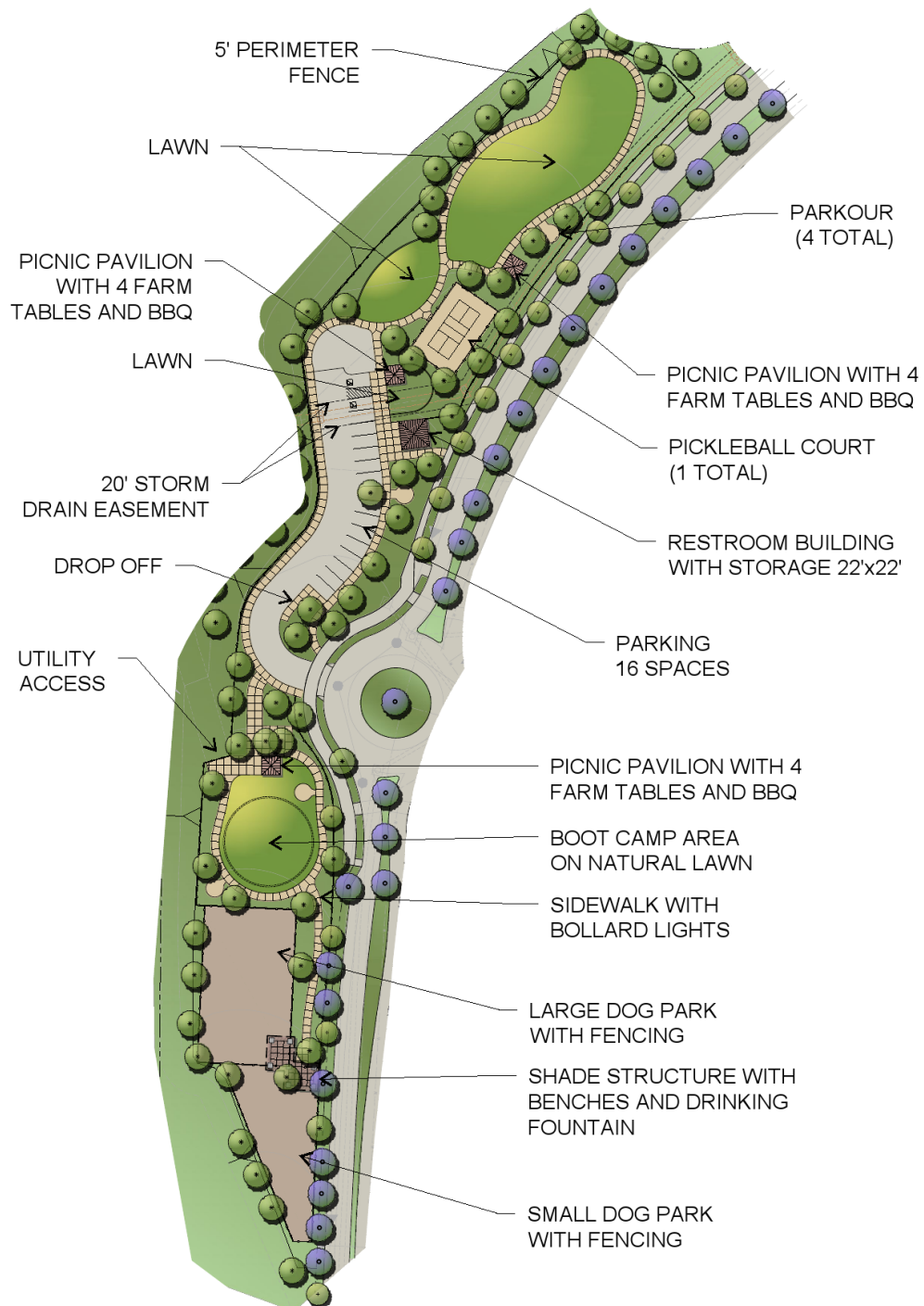


Exhibit 21 – Scenic Park (P-3) Conceptual Plan

Not to scale

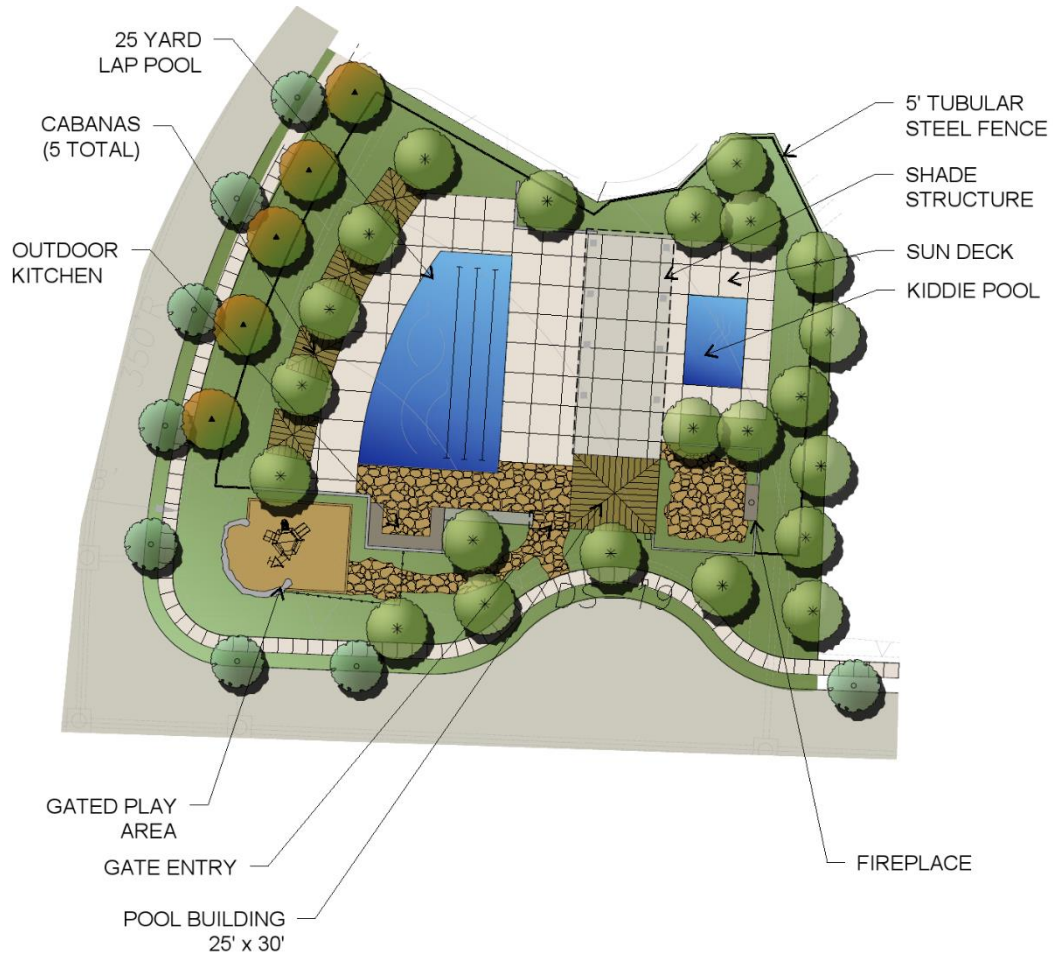


Exhibit 22 – South Community Swim Club (PP-I) Conceptual Plan
Not to scale

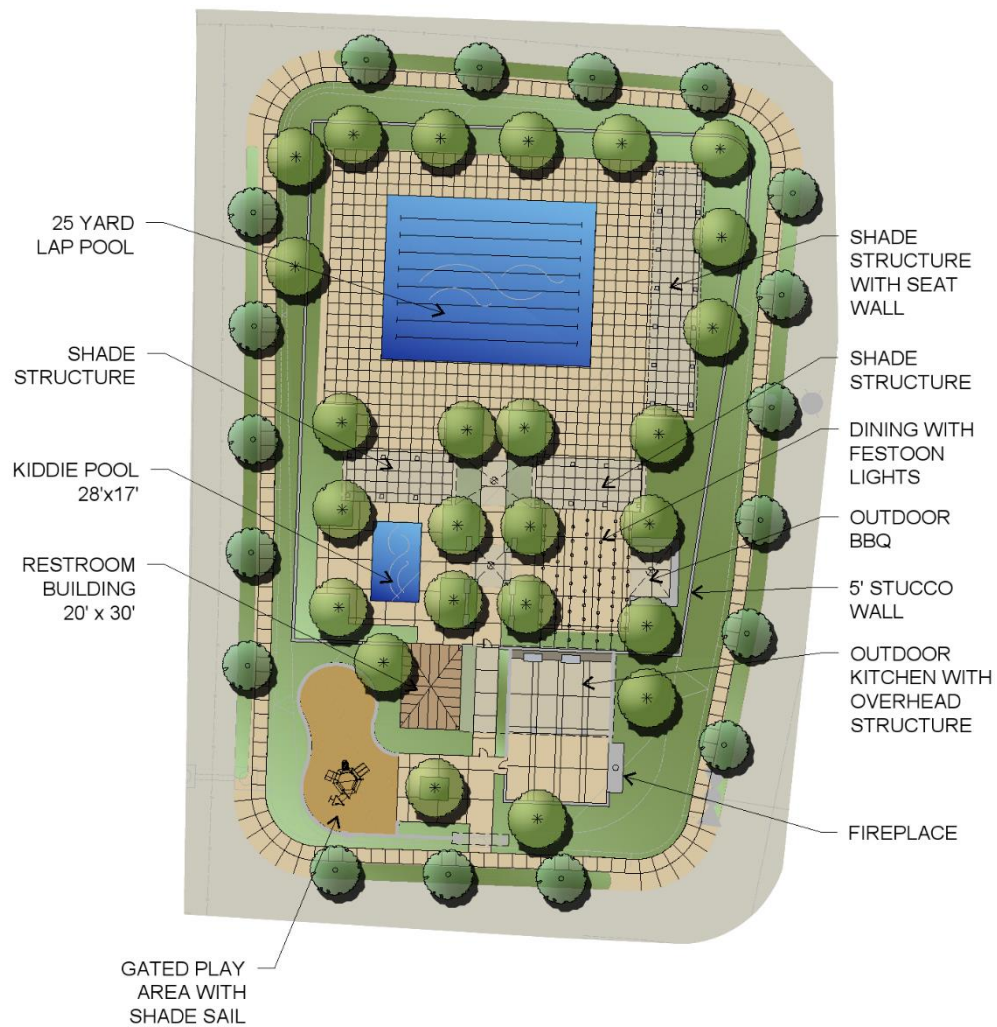


Exhibit 23 – Central Community Swim Club (PP-2) Conceptual Plan

Not to scale

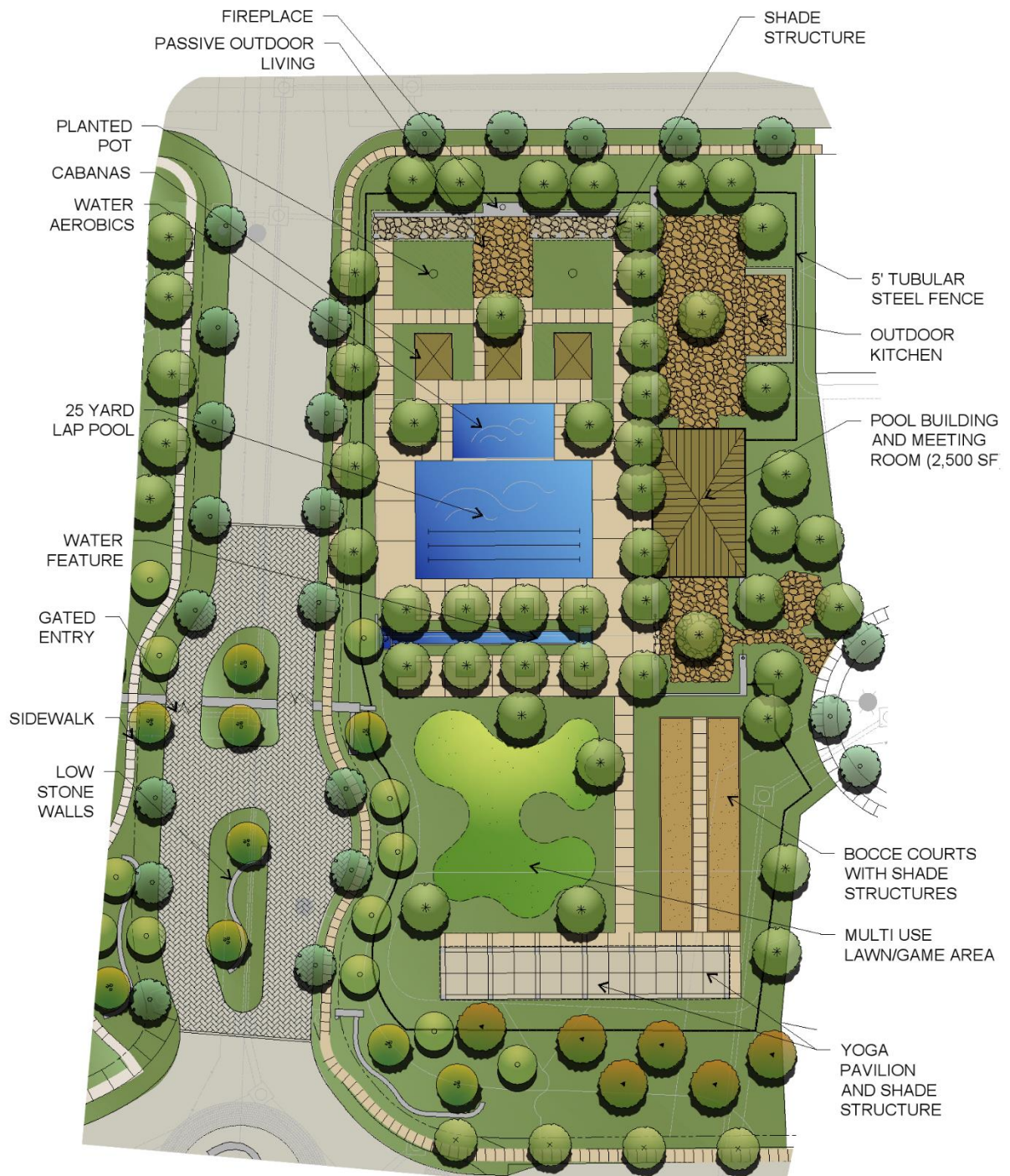


Exhibit 24 – Senior Activity Center (PP-3) Conceptual Plan

Not to scale

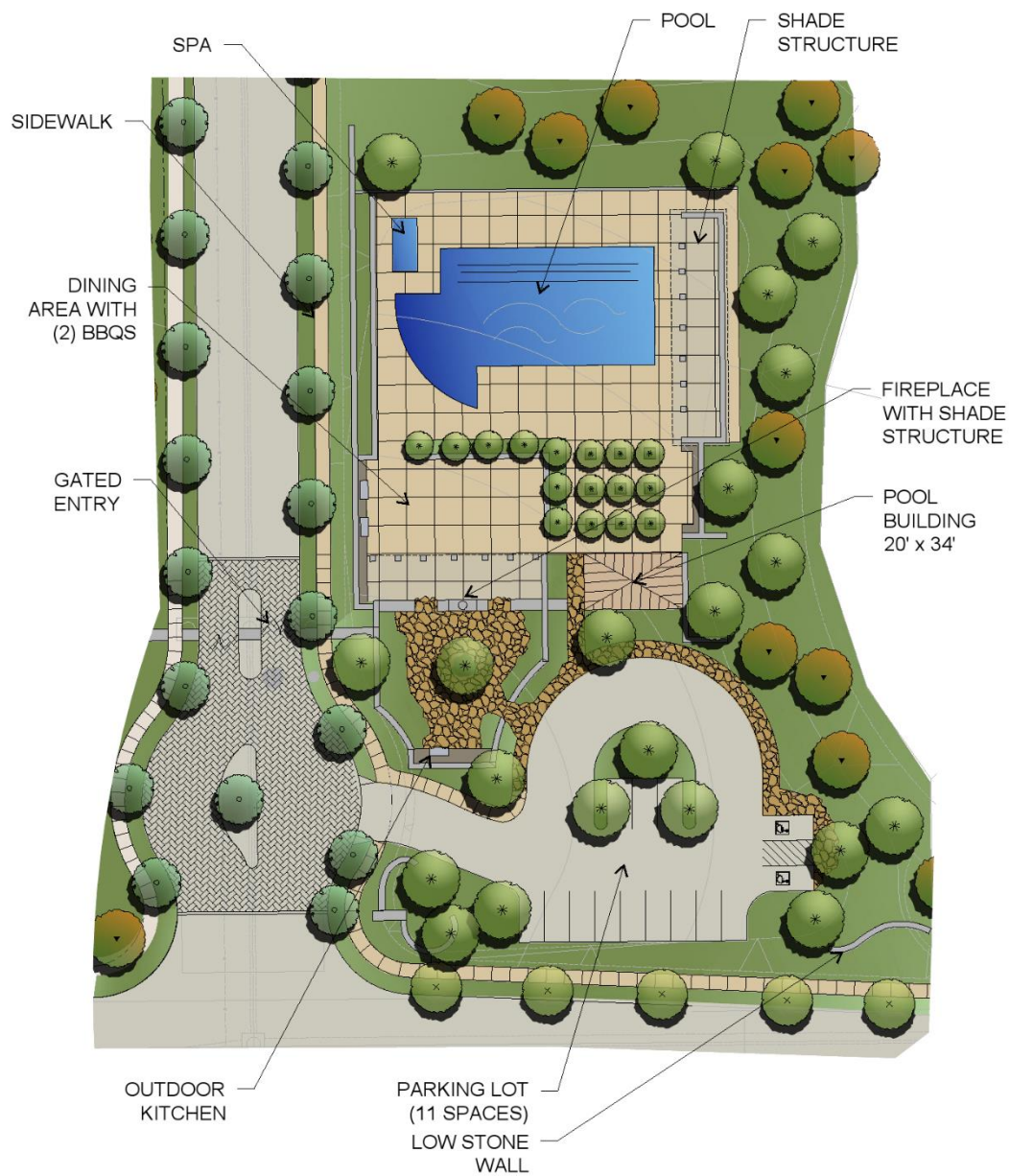


Exhibit 25 – North Community Swim Club (PP-4) Conceptual Plan

Not to scale

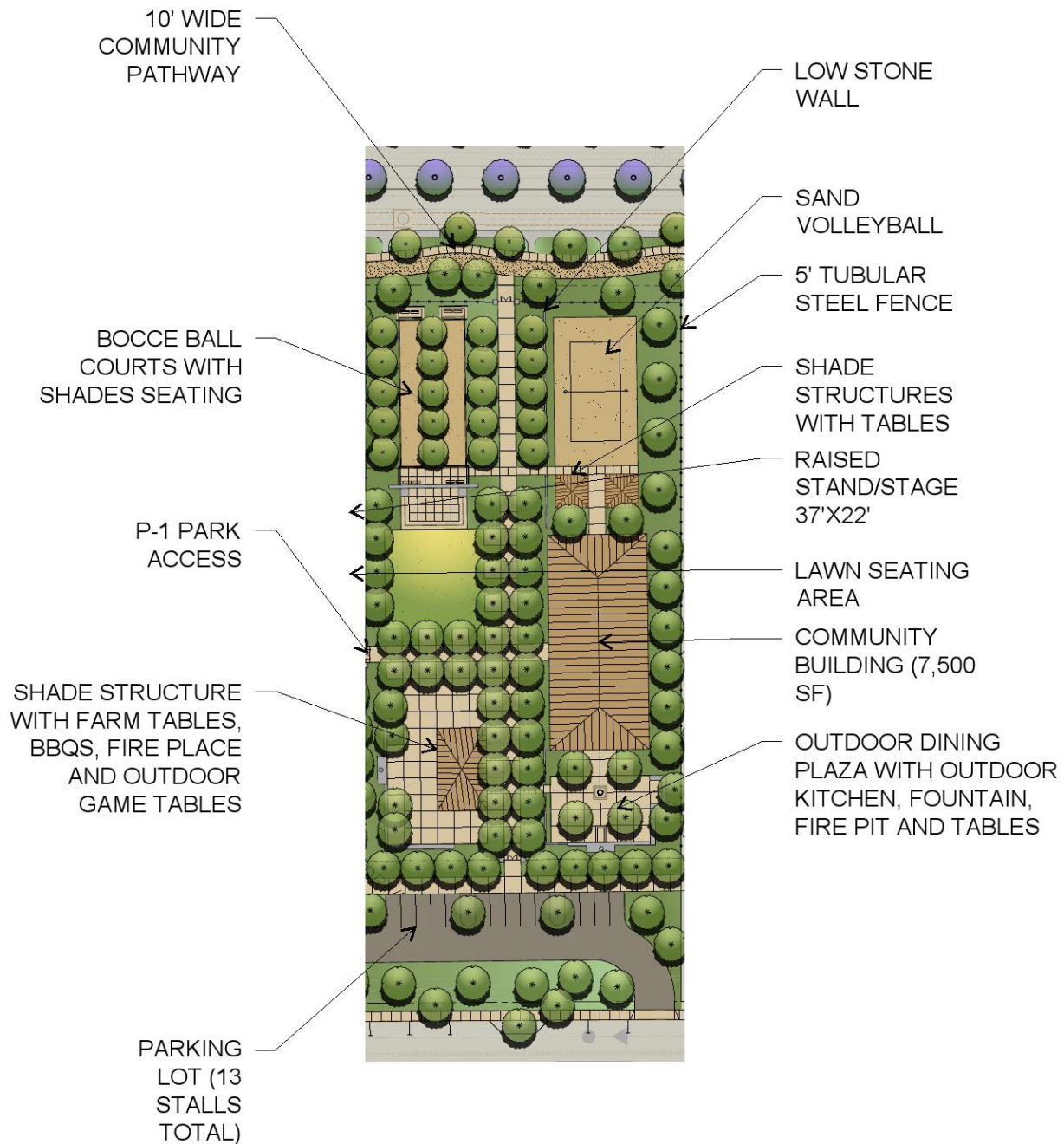


Exhibit 26 – Village Square Community Facility (PP-5) Conceptual Plan

Not to scale

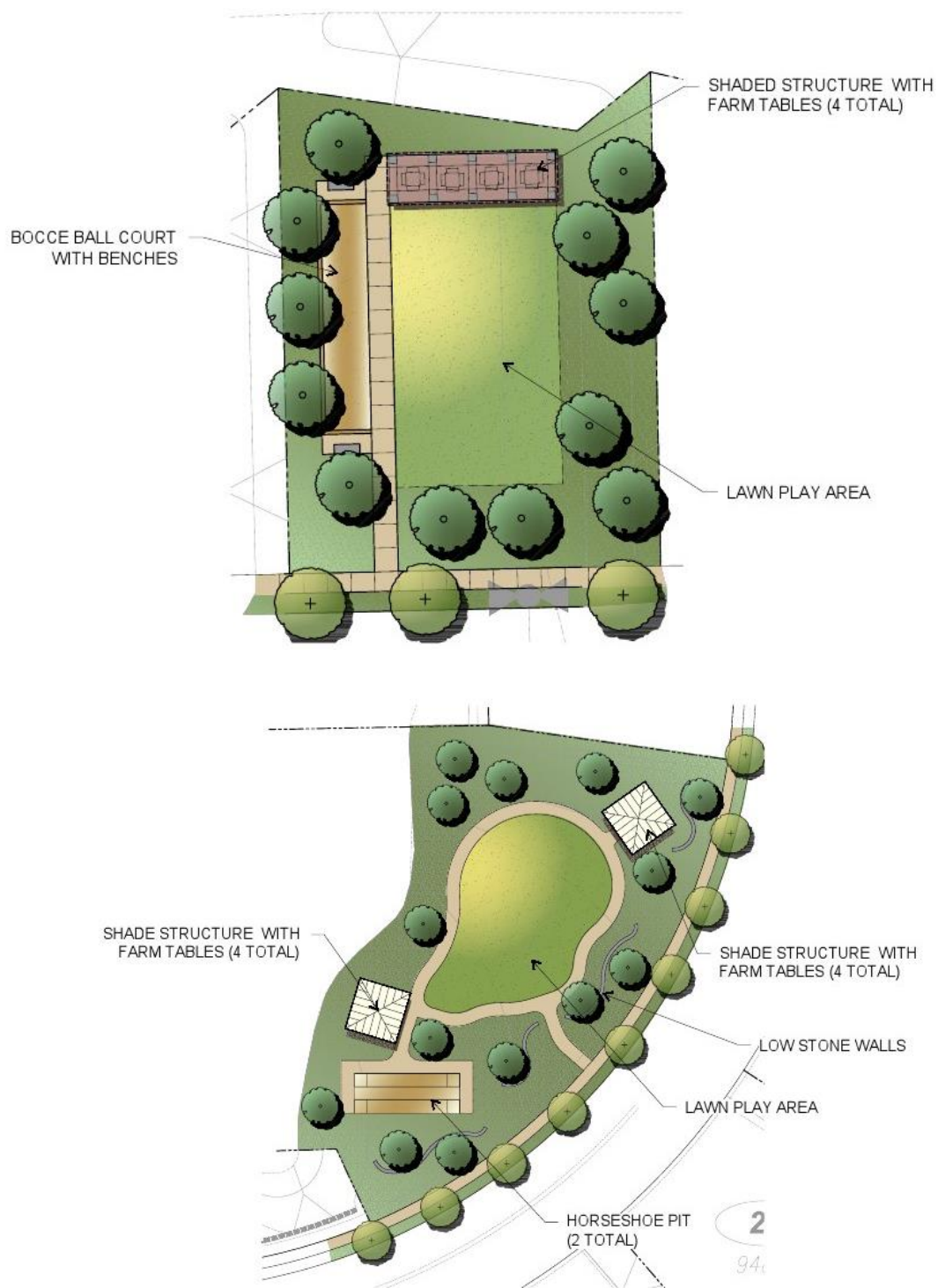


Exhibit 27 – Typical Private Pocket Park Concepts

Not to scale

E. RMP PRESERVE INTERFACE/TRANSITIONAL AREAS

The Preserve Edge Plan and Fire Protection Plan guide the landscape design within the areas surrounding the Village 14 development area. In most cases, a minimum of 100' is included within the development area, but outside of the private lots, where the 100' Preserve Edge and Fuel Modification Zones are co-located. For purposes of this discussion, the 100' Preserve Edge is referred to as RMP Preserve Interface/Transitional Areas.

In addition to manufactured and natural open space areas, land uses included within the RMP Preserve Interface/Transitional Areas include portions of public parks, residential streets and adjacent manufactured slopes, biofiltration basin, storm drain inlets/outlets, a primitive trail easement and a maintenance access



road. The Preserve Edge Plan provides a detailed description of the uses and buffering strategies required to minimize impacts on adjacent natural open space areas.

As required by the Preserve Edge Plan and the Fire Protection Plan, a landscape palette has been prepared that meets the RMP Preserve adjacency requirements and fuel modification requirements (refer to Exhibit 28, Plant Materials – RMP Preserve Interface/Transitional Areas Landscape Zone for approved plant materials representative of the landscape theme). The Approved Plant List is attached as Attachment A to this Village Design Plan.

RMP PRESERVE INTERFACE/TRANSITIONAL AREAS LANDSCAPE ZONE

TREES



Quercus agrifolia / Coast Live Oak



Arbutus unedo / Strawberry Tree



Rhus ovata / Sugar Bush

SHRUBS



Agave shawii /
Coastal Agave



Archostaphylos Emerald
Carpet / Emerald Carpet
Manzanita



Baccharis pilularis /
Dwarf Coyote Bush

Exhibit 28 – Plant Materials – RMP Preserve Interface/Transitional Areas



Ceanothos species /
Carmel Creeper



Heteromeles arbutifolia /
Toyon



Rhamnus californica
California Coffeeberry



Dalea orcuttii / Baja India Bush



Yucca schidigera /
Mojave Yucca



Rhus lentii / Pink Flowering
Sumac

GROUND COVER



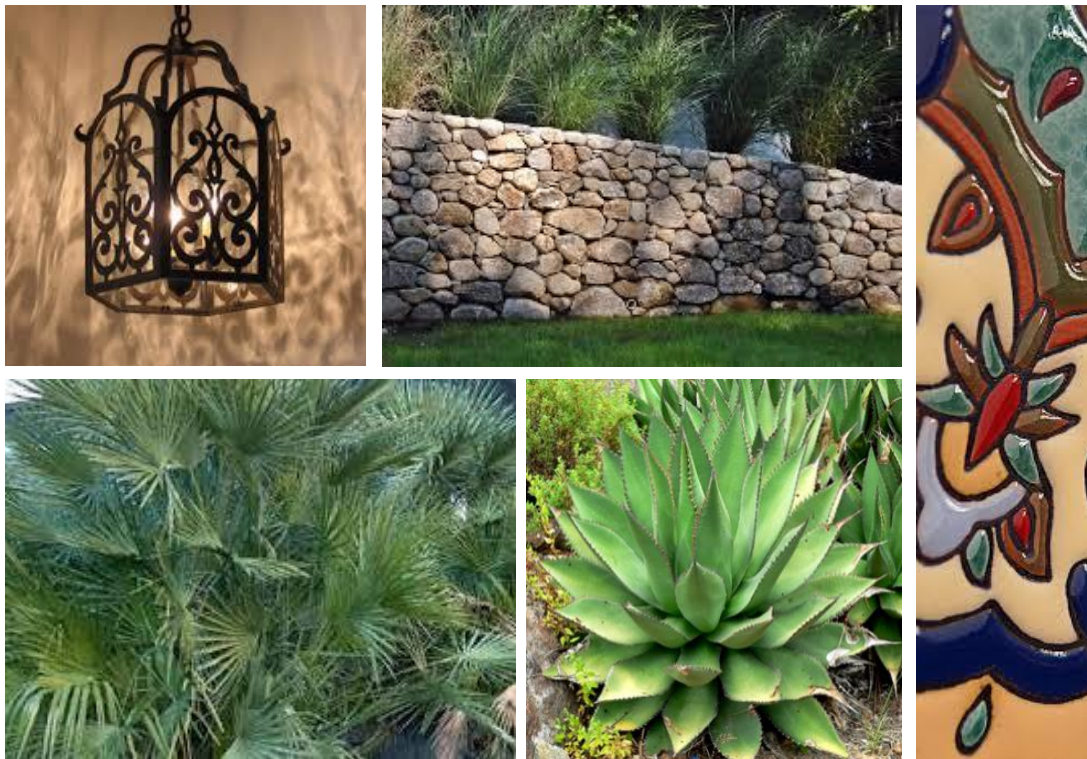
Baccharis pilularis 'pigeon point' /
Coyote Bush

Exhibit 28 – Plant Materials – RMP Preserve Interface/Transitional Areas (Cont.)

F. VILLAGE ENTRYWAYS & IDENTITY DESIGN CONCEPTS

A hierarchy of entry elements is established through implementation of Primary, Secondary and Neighborhood Gated Entries. Entry elements are designed to convey the “Old California” design theme for Village 14. The Primary Village Entry is planned within the Village Core. Secondary entry elements include five roundabouts designed to create gateways to the residential neighborhoods and the Village Core and to establish the overall Old California design theme through landscape, monumentation, lighting and signage.

An additional Secondary Village Entry is planned along Proctor Valley Road to mark the southern limits of Village 14. In addition to entries along Proctor Valley Road, Neighborhood Gated Entries are planned at seven locations. Neighborhood Markers will be utilized within residential neighborhoods, as appropriate. The locations of the entryway and identity elements are shown on the Conceptual Entryway & Identity Plan (Exhibit 29) conceptual designs are provided below. The Landscape Palette planned for the Village Entry and Identity landscape concept is depicted in Exhibit 30.



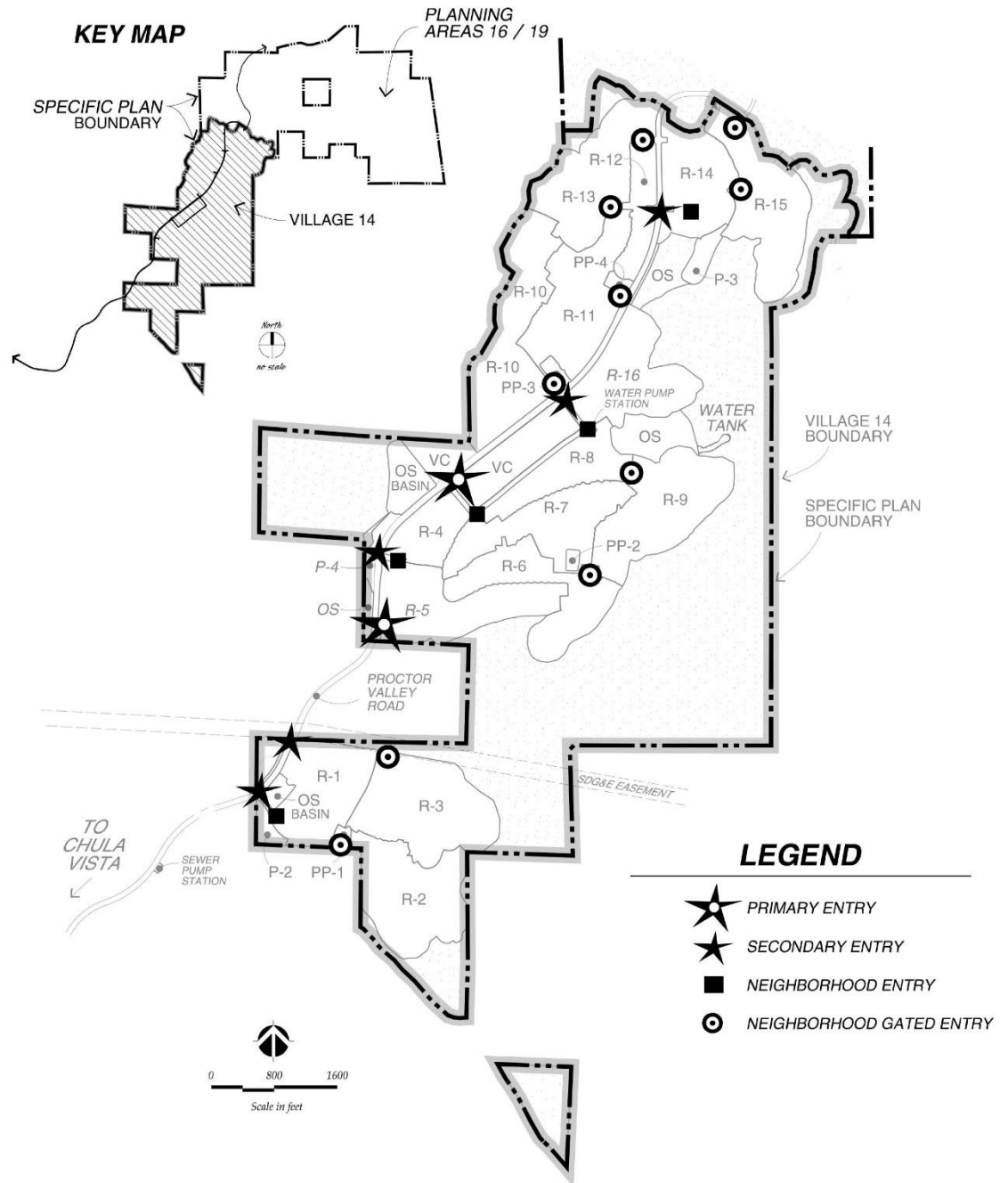


Exhibit 29 – Conceptual Entryways & Identity Plan

Not to scale

VILLAGE ENTRYWAYS & IDENTITY LANDSCAPE ZONE

TREES



Laurus nobilis / Sweet Bay



Platanus racemose / California Sycamore



Oleo europaea / Olive Tree



Quercus agrifolia / Coast Live Oak



Arbutus unedo 'Marina' / Strawberry Tree

Exhibit 30 – Plant Materials – Village Entryways & Identity

SHRUBS



Agave sp. / Agave



Alyogyne huegelii 'santa cruz' / Blue Hibiscus



Buxus microphylla 'green beauty' / Dwarf Boxwood



Chamaerops humillis
Mediterranean Fan Palm



Carissa macrocarpa 'Green Carpet' / Prostrate Natal Plum



Dianella spp. / Flax Lily



Dietes bicolor / Fortnight Lily



Leucophyllum frutescens
'green cloud' / Texas Sage



Ligustrum japonicum
'texanum' / Texas Privet



Phaphiolepis sp. /
Indian Hawthorne



Strelitzia reginae
Bird of Paradise

Exhibit 30 – Plant Materials – Village Entryways & Identity (cont.)

1. PRIMARY VILLAGE ENTRY

The Primary Village Entry is planned along Proctor Valley Road, at the southern edge of the Village Core. This entry element is comprised of a landmark architectural tower featuring a tile roof, and architectural lighting surrounded by a low stone wall. The Primary Village Entry tower will be up to 45' high and will feature the Old California architectural theme, be visible from a distance and will mark the heart of the Village 14.



2. SECONDARY VILLAGE ENTRIES

Secondary Village Entries are planned at the southern edge of Village 14 and within roundabouts at key intersections along Proctor Valley Road. The Secondary Village Entry within the South Village area is comprised of a low stone wall and stately pilaster featuring an architectural light fixture, community signage and enhanced landscaping.

Secondary Village Entries are design within roundabouts. Distinctive Old California character monumentation/signage and low walls identify the village, introduce the character and create a gateway into residential neighborhoods. These elements will continue throughout the village to serve as a unifying design thread. Roundabouts feature specimen Oak trees centered within a gently sloping landscaped area within the roundabout, surrounded by low growing native shrubs and accent plantings. A low stone wall (36" high) frames the roundabout. Pavers will identify the vehicular path within the roundabout as well as create the enhanced pedestrian crossings outside of the roundabout. Entry conceptual design are depicted in Exhibits 31 to 33.



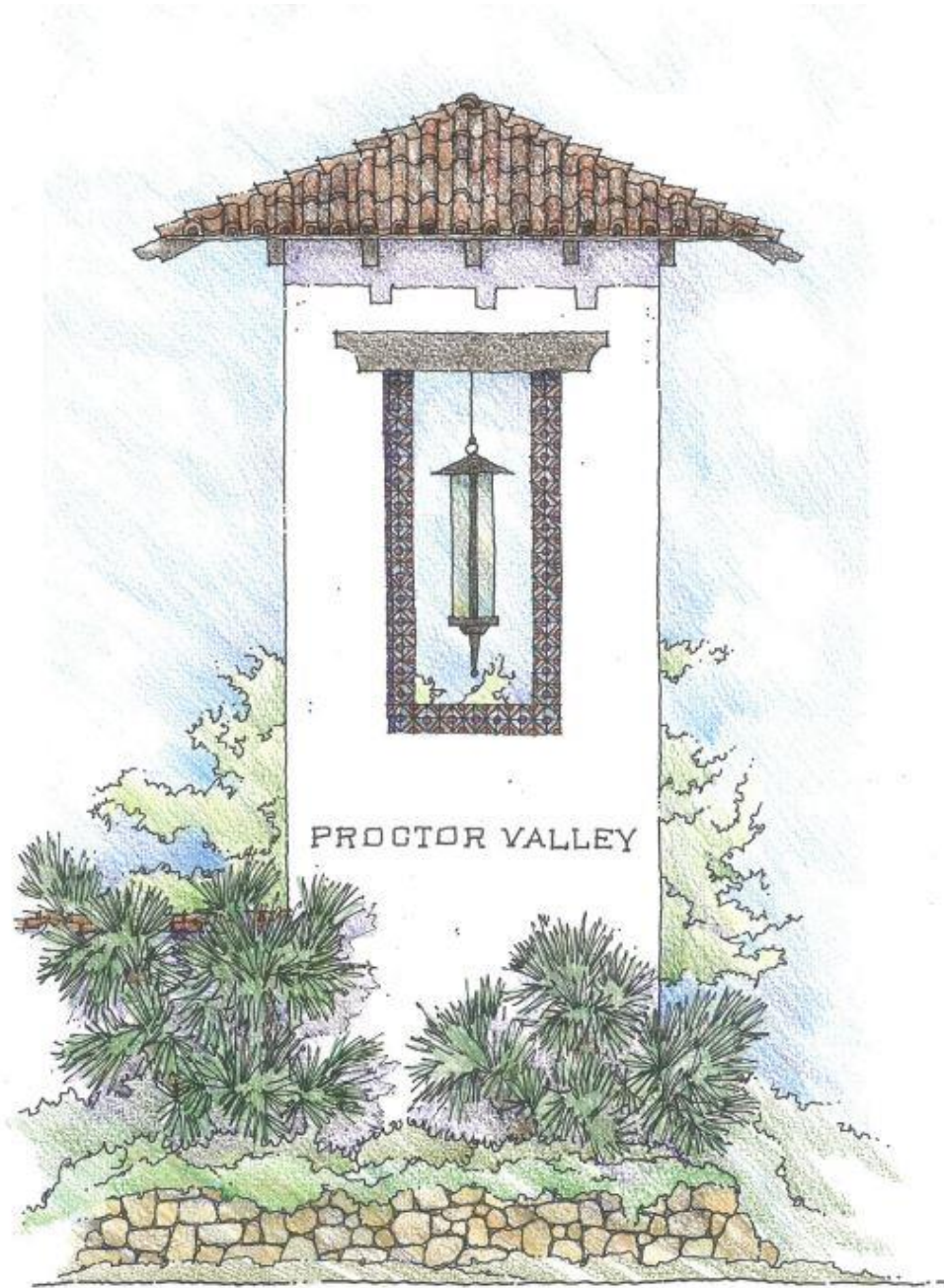


Exhibit 31 – Primary Village Entry
Not to scale



Exhibit 32 – Secondary Village Entry - South

Not to scale



Exhibit 33 – Typical Secondary Village Entry – Roundabout

Not to scale

3. NEIGHBORHOOD ENTRIES

Neighborhood entries include both Neighborhood Gated Entries and Neighborhood Markers. The entry elements reflect the Old California design theme and establish a unique sense of arrival and entry at key locations throughout residential neighborhoods.



a) Neighborhood Gated Entries

Neighborhood Gated Entries are planned within Village 14. These entries reflect the Old California design theme through architectural elements, low stone walls within planting areas, specimen trees, and the unique Village 14 landscape palette. Each gated entry is uniquely designed to create a distinctive neighborhood gateway. Materials include heavy timber, iron work, architectural lighting, substantial columns, trellises, natural stone, planters, stucco walls with terra cotta wall caps. Each gated entry features unrestricted pedestrian access and as such, does not affect pedestrian connectivity between neighborhoods or restrict access to public parks. Gates will be designed to meet the County's Consolidated Fire Code and an administrative permit may be required pursuant to Zoning Ordinance sections 6708. The Conceptual gated entry plan is depicted in Exhibit 34, Typical Gated Entry Design. Gated Entry architectural elevations and concept plans are provided in Exhibits 35 to 39.



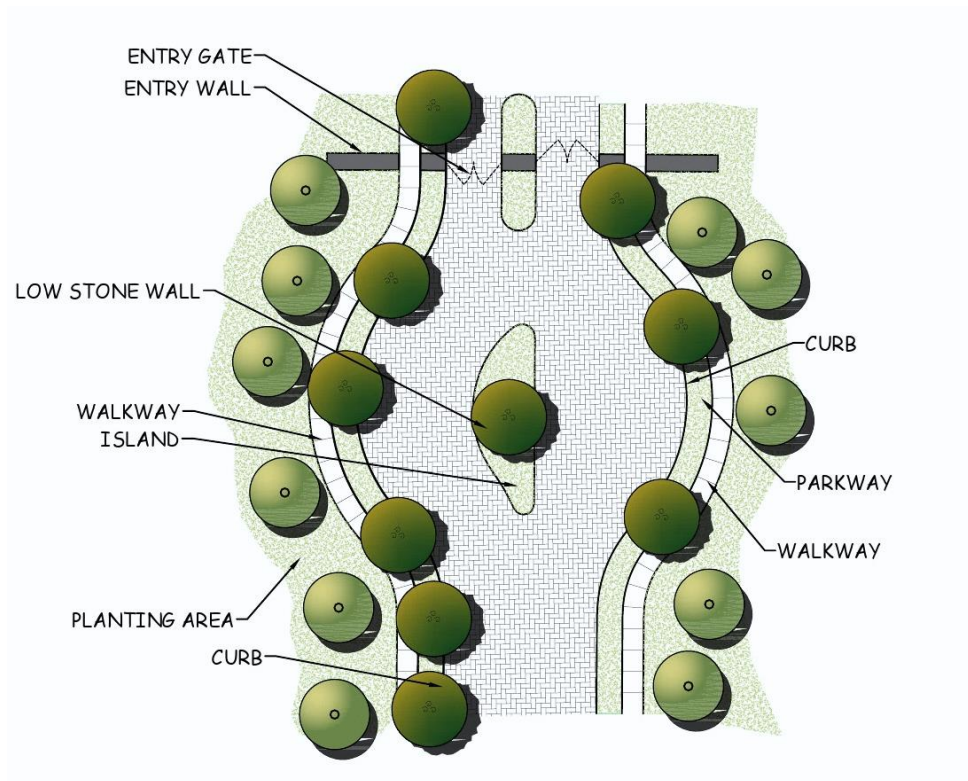


Exhibit 34 – Typical Gated Entries Plan

Not to scale



Exhibit 35 – Conceptual Gated Entries (R-2 & R-3)

Not to scale



Exhibit 36 – Conceptual Gated Entries (R-9)

Not to scale



Exhibit 37 – Conceptual Gated Entries (R-10& R-11)

Not to scale

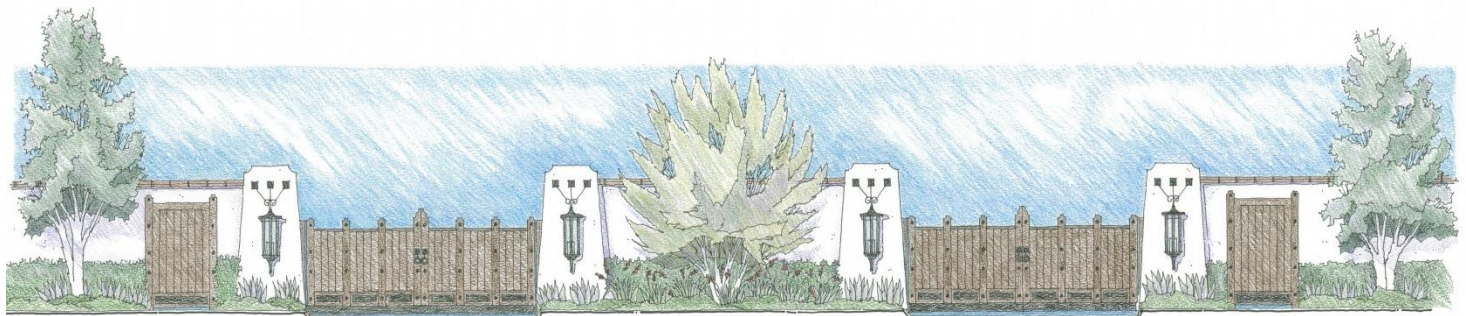


Exhibit 38 – Conceptual Gated Entries (R-13)

Not to scale



Exhibit 39 – Conceptual Gated Entries (R-15)

Not to scale

b) Neighborhood Entry Markers

Neighborhood Entry Markers may be implemented in locations denoting entry into the non-gated residential neighborhoods. The Neighborhood Entry Marker will feature a stone or stucco pilaster and enhanced landscaping to create a sense of arrival at these locations. The precise location of Neighborhood Entry Marks will be determined during preparation of landscape improvement plan. Typical Conceptual Neighborhood Entry Marker designs are provided in Exhibit 40.

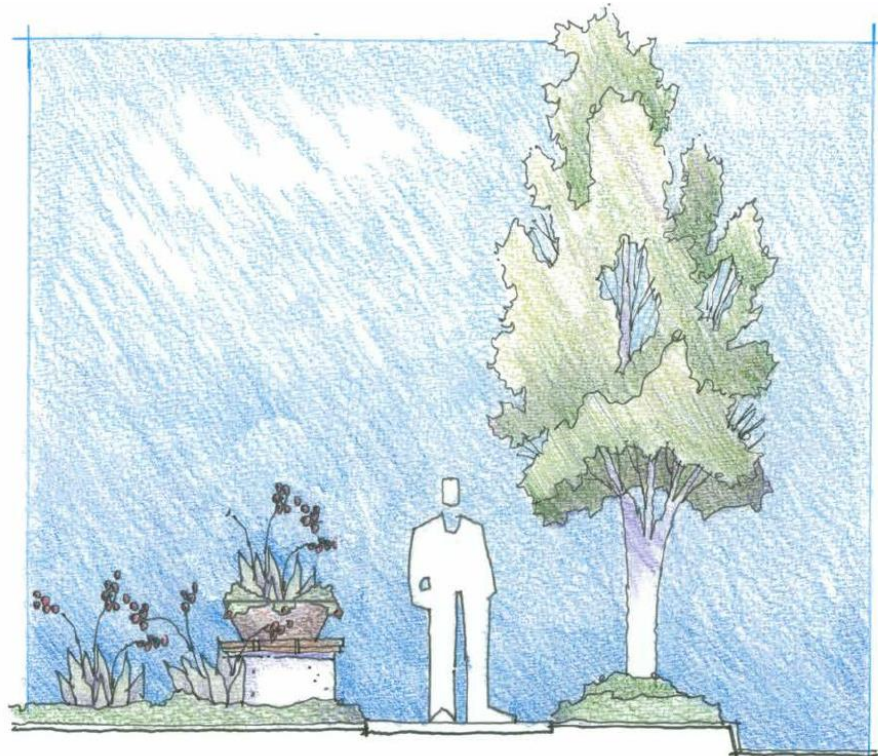


Exhibit 40 – Typical Conceptual Neighborhood Entry Markers

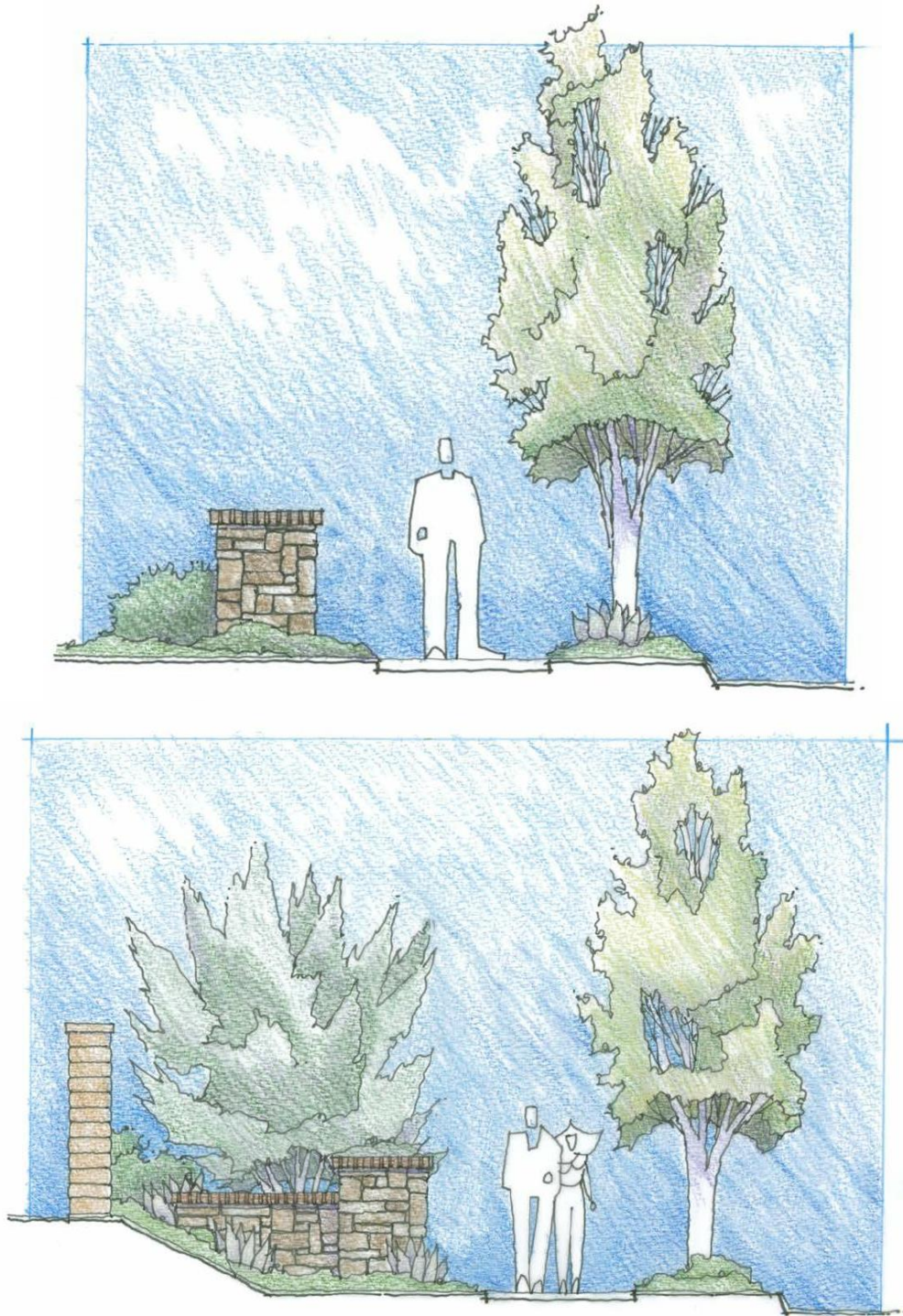
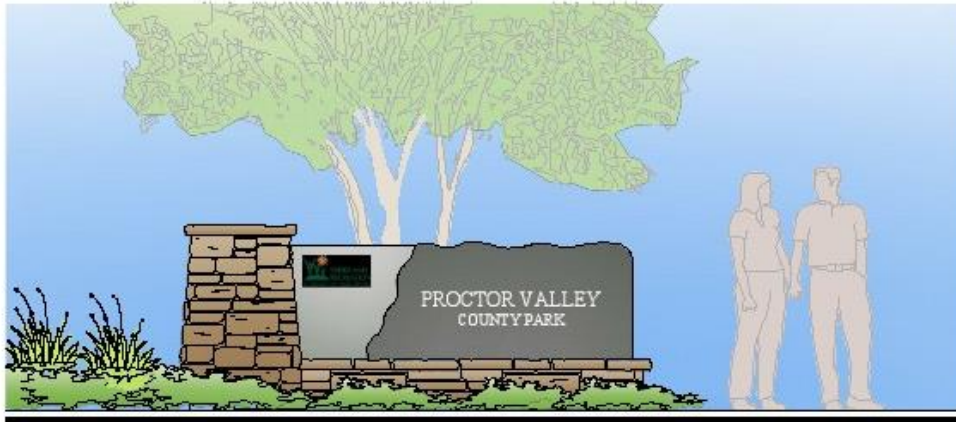


Exhibit 40 – Typical Conceptual Neighborhood Entry Markers (cont.)

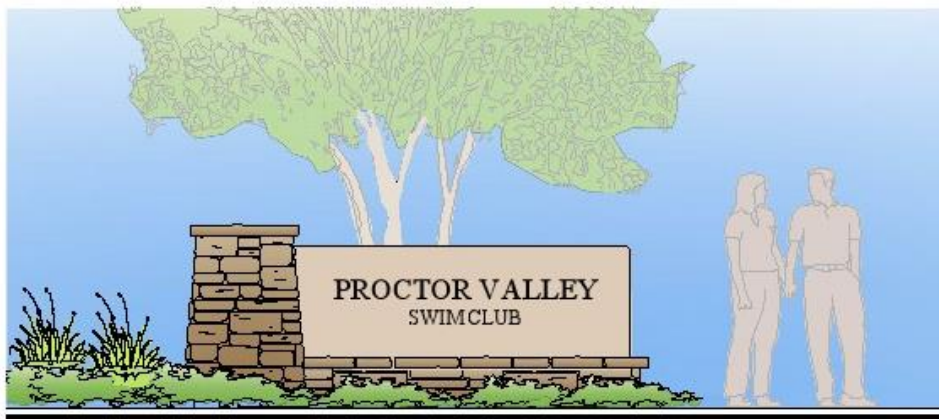
Not to scale

4. PUBLIC PARK MONUMENTS

The conceptual design for park monuments includes a stucco monument wall and a stone pilaster element. Park identity signage is located on its face. The Old California design theme is conveyed through a plant palette that will frame the monument, consistent with other community identity elements. The conceptual Public Park Monument designs are provided in Exhibit 41 and are subject to review and approval by the Director of Parks and Recreation and Director of PDS.



Public Park Monument



Private Park Monument

Exhibit 41 – Conceptual Park Monuments

Not to scale

G. TRAFFIC CALMING FEATURES

Streetscapes are an important component in creating the Old California design theme by identifying the edges of the neighborhoods, major points of entry and unifying the village design theme. The major streetscapes adhere to the design theme and emphasize a pedestrian-oriented environment by providing tree-shaded walkways, pedestrian-scaled lighting and enhanced intersections. Traffic calming measures such as roundabouts and intersection neck downs are planned in Village 14. These traffic calming measures reduce vehicle speeds which increases pedestrian and bicyclist safety. Each traffic calming feature is described in greater detail below.

I. ROUNDABOUTS

Village 14 includes five roundabouts along Proctor Valley Road. The first roundabout is located at the primary entrance into the South Village residential area. Roundabouts are also located at the western and eastern edges of the Village Core. The fourth roundabout centrally located along Proctor Valley Road provides access to the North Village residential neighborhoods. These roundabouts moderate traffic speed, enhance safety for pedestrian crossings and minimize queuing at intersection approaches while maintaining traffic flow. In addition, the roundabouts create gateways into the Village 14 Village Core and residential neighborhoods through the use of architectural wall elements, distinctive landscape lighting, enhanced paving and landscaping. The typical roundabout detail and illustrative are depicted in Exhibit 42.

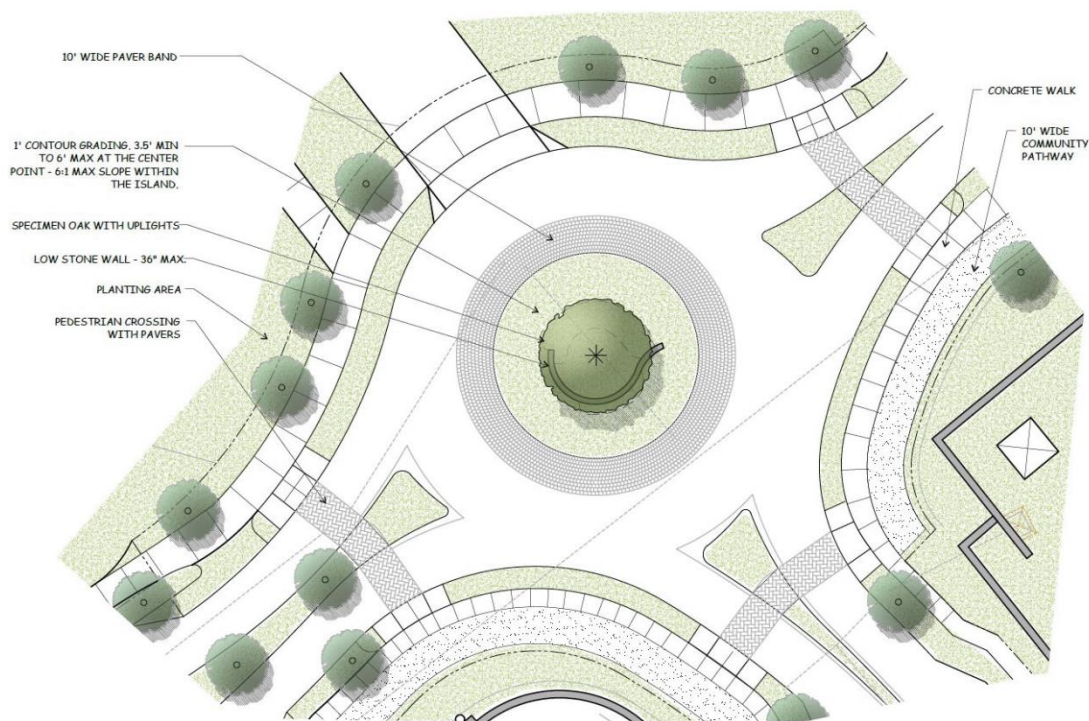


Exhibit 42 –Typical Roundabout Design

Not to scale

2. INTERSECTION NECKDOWNS

Intersection Neckdowns are located along Residential Collectors and Residential Streets. This traffic calming measure helps slow traffic on long, unobstructed road sections by creating side friction through the intersection. Landscaping at the intersection corners carries the Old California landscape character into the neighborhoods. A typical intersection neckdown design is depicted in Exhibit 43.

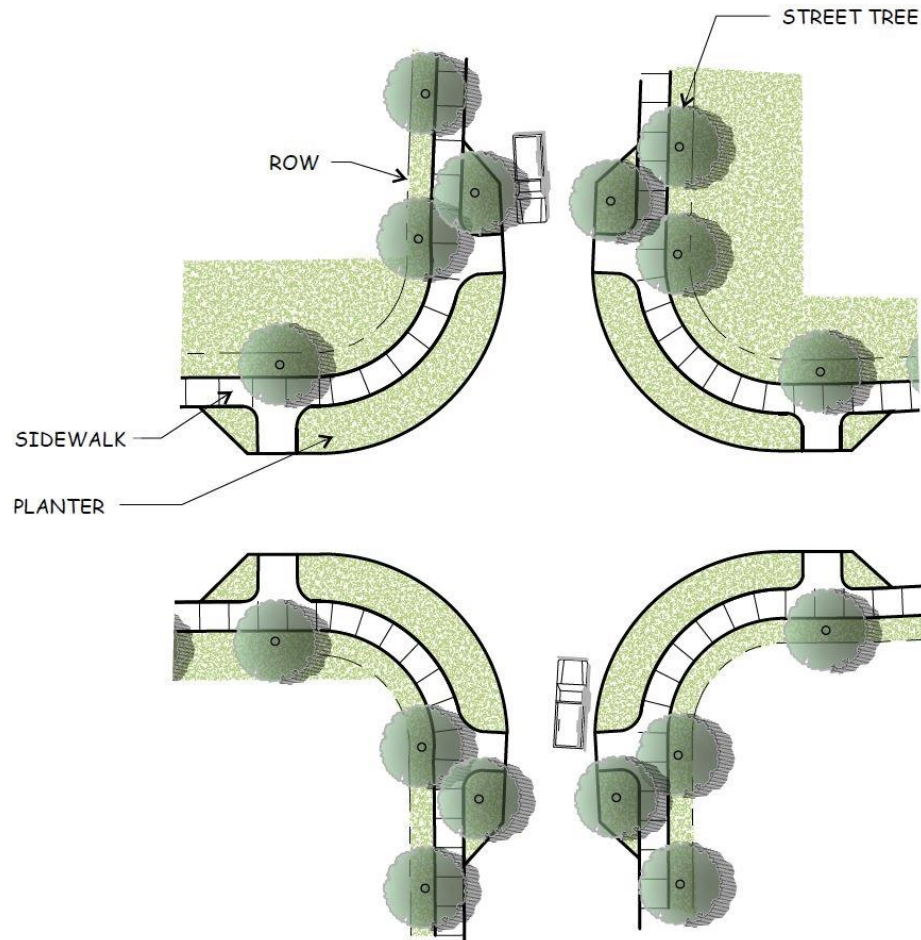


Exhibit 43 –Typical Intersection Neckdown

Not to scale

3. PARALLEL BAY PARKING WITH LANDSCAPE POP-OUTS

Bay Parking with Landscape Pop-Outs is a traffic calming measure planned within the Village Core (Proctor Valley Road and Streets Z1, Z2 and Z3). This measure slows traffic by creating pinch points at midpoint along the streets. Landscaped pop-outs create friction which slows traffic and protects the bay parking along the curb. Trees to be planted in the landscaped pop-outs to provide the vertical element that creates a visual barrier between the bay parking and the travel lane. The ground plane to be comprised of low shrubs and grasses, consistent with the Old California landscape theme. (Refer to Exhibit 44).

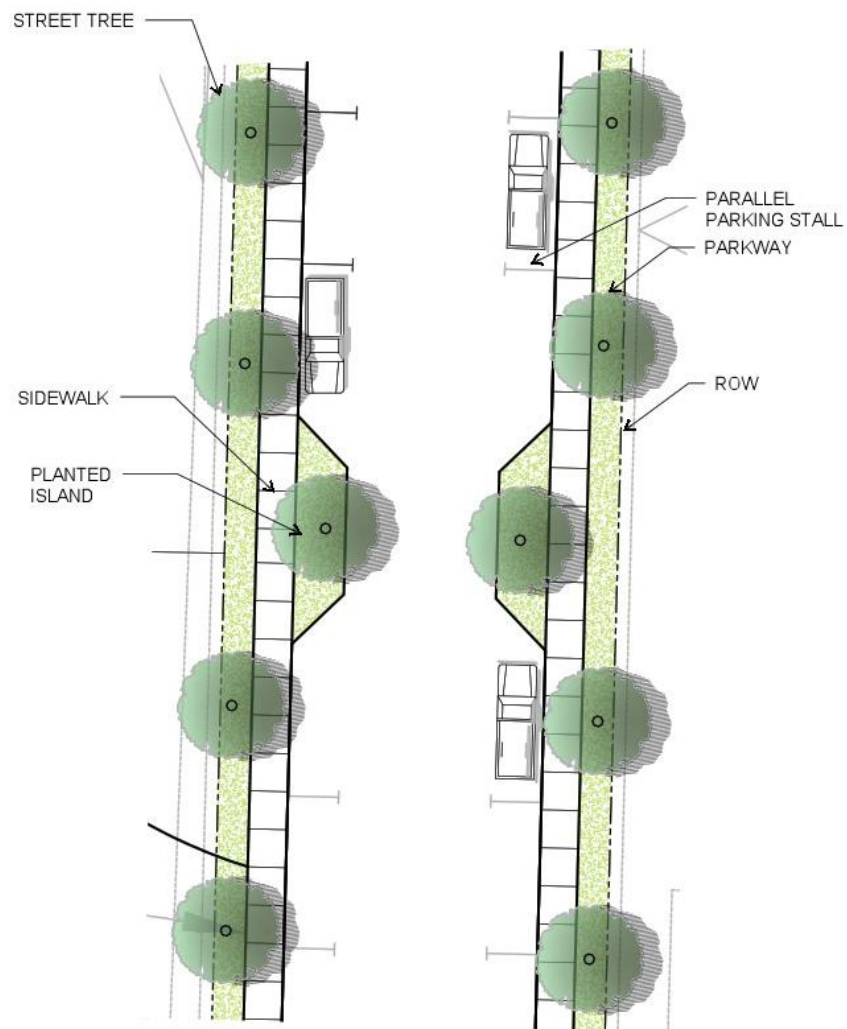
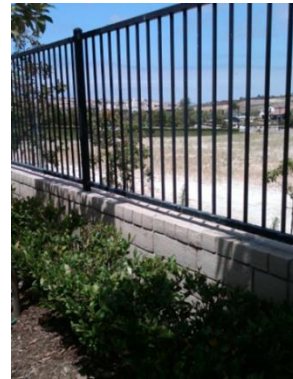


Exhibit 44 –Typical Parallel Bay Parking with Landscape Pop-outs

Not to scale

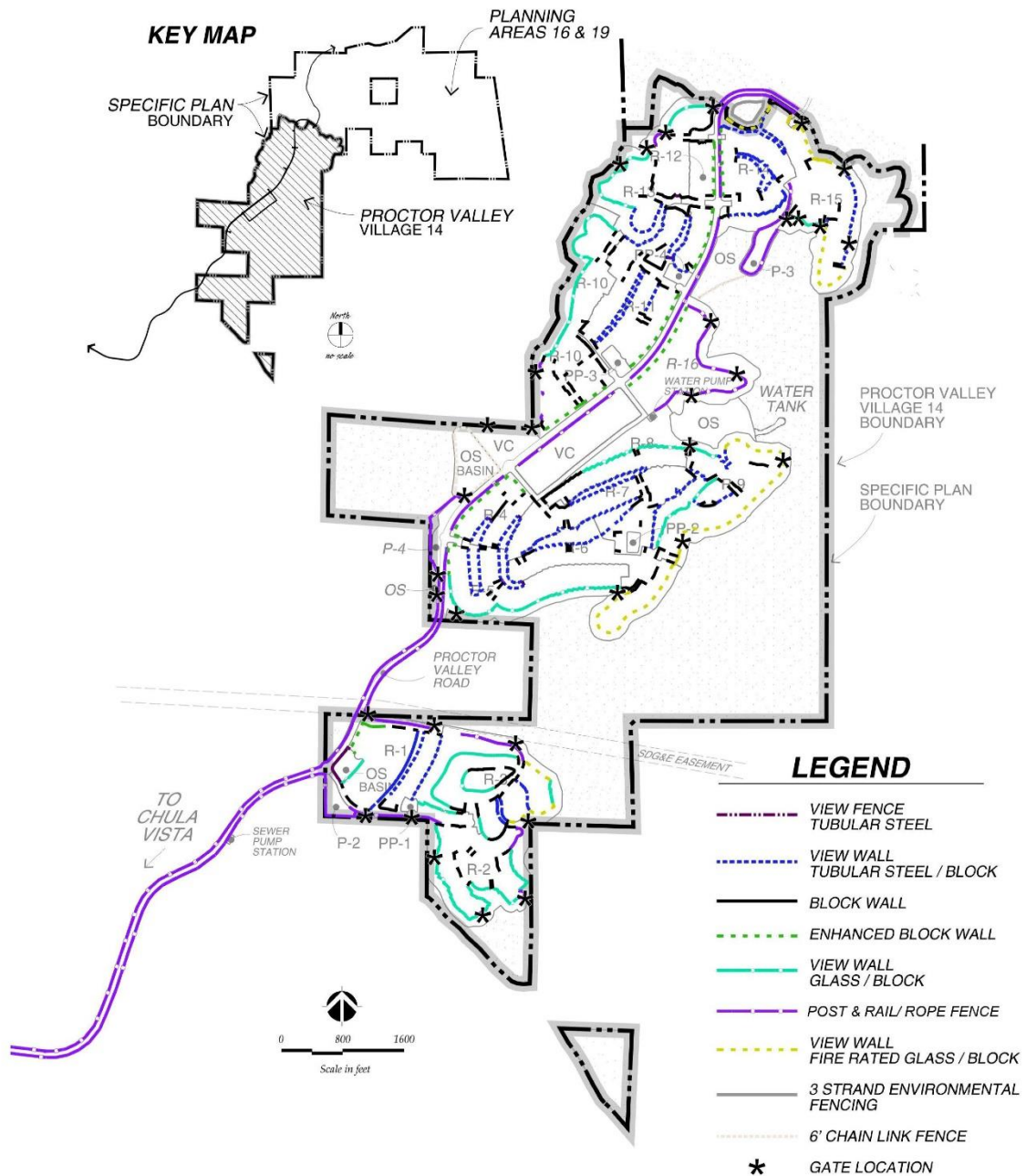
H. FENCE & WALL PLAN

The community-wide Old California design theme will be reinforced through a comprehensive system of walls and fences. A higher level of design and materials are planned in the most visible and active portions of the project. For example, at the village and neighborhood entries, retaining and accent walls are designed to reflect a rustic Old California town character by utilizing slump block with a sack finish. Stucco, natural stone materials (El Dorado Stone Cypress Ridge, Orchard Blend with overgrout technique) may also be used at key locations. Monument walls will have a smooth stucco finish (Frazee #213, Travertan or approved equal) with a natural stone cap.



Community perimeter walls will be constructed of Orco slump block “La Paz” (or approved equal) with a concrete cap. Tubular steel fencing (Frazee AC144V Black Deco or approved equal) and combination tubular steel/block or tempered glass/block perimeter view wall designs are also provided consistent with fire or noise mitigation requirements. All walls must be consistent with the Fire Protection Plan and Noise Study requirements. The Fence and Wall Plan is provided as Exhibit 45. Fence and Wall Details are provided as Exhibit 46.

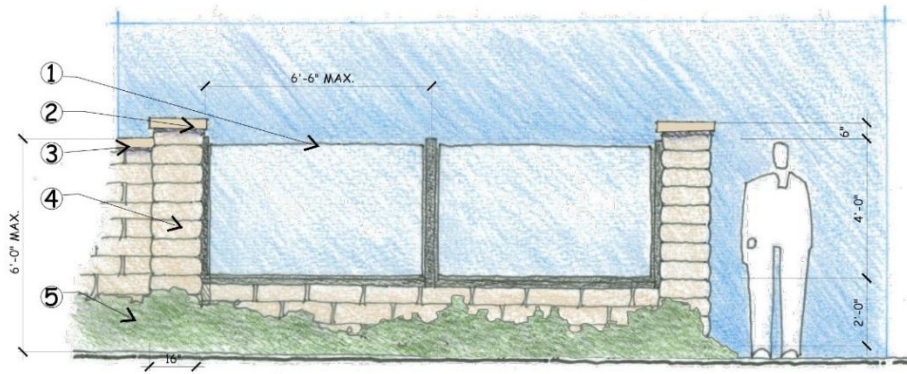




Note: Post & Rope fencing may be implemented along Proctor Valley Road. However, Post & Rail fencing to be utilized in all other locations noted.

Exhibit 45 – Conceptual Fence and Wall Plan

Not to scale



LEGEND

- ① TEMPERED FIRE RATED GLASS
- ② 18" SQ. PILASTER CAP
- ③ 8" WIDE CONCRETE CAP
- ④ 16" SQ. SLUMPSTONE PILASTER
- ⑤ 6" WIDE SLUMPSTONE WALL

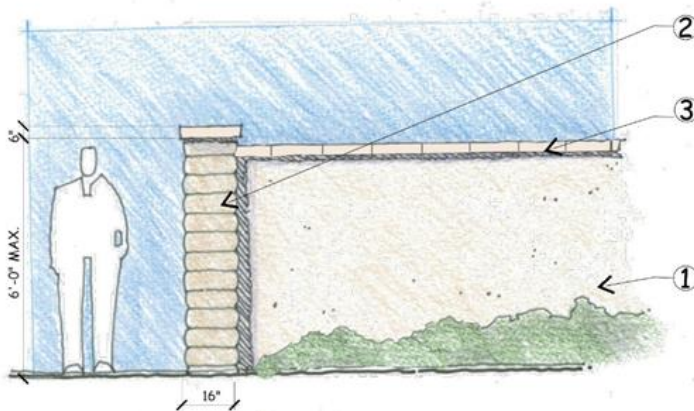
VIEW WALL WITH GLASS



LEGEND

- ① TUBULAR STEEL
- ② 18" SQ. PILASTER CAP
- ③ 8" WIDE WALL CAP
- ④ 16" SQ. SLUMPSTONE PILASTER
- ⑤ 6" WIDE SLUMPSTONE WALL

VIEW WALL WITH TUBULAR STEEL



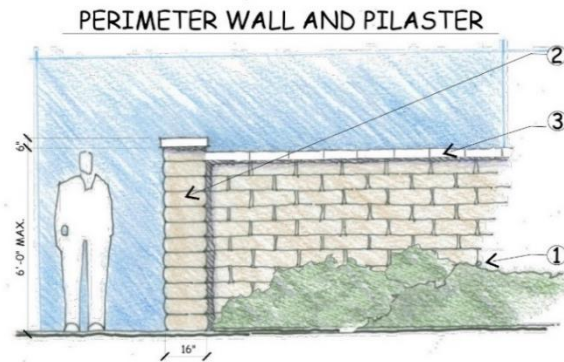
LEGEND

- ① SLUMP BLOCK - AVAIL. THROUGH ORCO BLOCK, WITH SACK FINISH
- ② 16" SQ. SLUMPSTONE PILASTER
- ③ CAP

PERIMETER WALL AND PILASTER

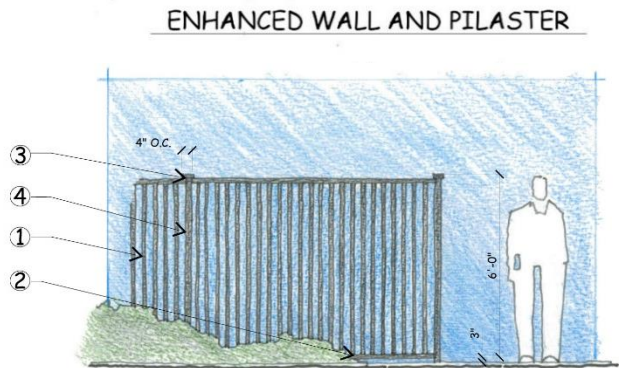
Exhibit 46 – Conceptual Fence and Wall Details

Not to scale



LEGEND

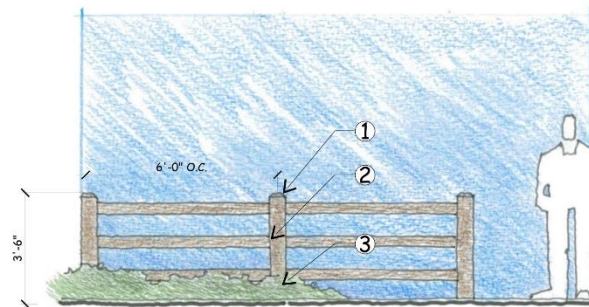
- ① SLUMP BLOCK - AVAIL. THROUGH ORCO
BLOCK COLOR LA PAZ
- ② 16" SQ SLUMPSTONE PILASTER
- ③ CAP



LEGEND

- ① 5/8" SQ. x .12 TUBULAR STEEL PICKETS
 - ② 1-1/2" x 2" x .12 TUBULAR STEEL, TOP AND
BOTTOM RAILS
 - ③ DECORATIVE STEEL CAP
 - ④ 2" SQ. x .12 TUBULAR STEEL, 8' O.C. MAX.
- NOTE: PAINT COLOR WILL BE FLAT BLACK

PRODUCTION VIEW FENCE

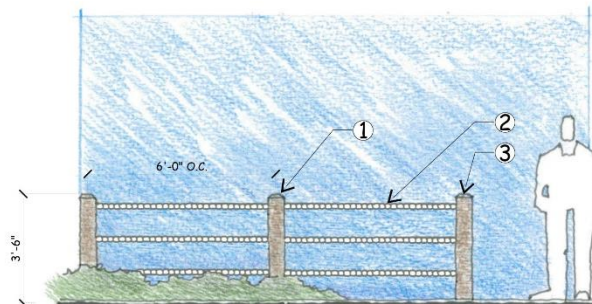


LEGEND

- ① 1" CHAMFER AND POST CAP TYP.
- ② 4" DIA. TOP, MIDDLE AND
BOTTOM RAIL
- ③ 6" DIA. POST @ 8' O.C.

NOTE: ALL WOOD MEMBERS
TO BE 1 HOUR FIRE RATE

POST AND RAIL FENCE



LEGEND

- ① 1" CHAMFER AND POST CAP TYP.
- ② HEAVY DUTY ROPE
- ③ 6" DIA. POST @ 8' O.C.

NOTE: ALL WOOD MEMBERS
TO BE 1 HOUR FIRE RATE

OPTIONAL POST AND ROPE FENCE

S

Exhibit 46 – Conceptual Fence and Wall Detail (cont.)

Not to scale

I. VILLAGE LIGHTING PLAN

The Village 14 lighting design concept focuses on the quality of lighting along specific corridors and within activity areas. The Conceptual Village Lighting Plan is provided as Exhibit 47. There are three special lighting areas featuring three architecturally distinctive light fixtures, including the enhanced Street Light, Community Pathway Light and Pedestrian Lights. Light standards have characteristics that relate to the corridors they serve and reflect the Old California-themed design vernacular, as depicted on Exhibit 48, Typical Street Light Fixtures. Standard Street Lights are proposed along Proctor Valley Road north of Village 14, consistent with County of San Diego Public Works Department, Public Road Standards. Shields will be utilized, wherever necessary, to prevent light intrusion into RMP Preserve areas or onto residential lots

Enhanced Proctor Valley Road Street Lighting: Special street lighting is planned along the full length of Proctor Valley Road. The fixtures feature dark poles and an enhanced base. Along with entry monuments, the enhance street lights will contribute to establishment of the Old California design theme within the Proctor Valley corridor.

Community Pathway Lighting: Special lighting is planned along the Community Pathway through the development portions of Village 14. Lighting in this corridor will be more human scale, closer spaced and lower than a typical street light. Light standards will be located adjacent to the Community Pathway and will be manufactured of high-quality materials and be visually appealing. The base, wood pole and light fixture will be attractive and consistent with the Old California theme.



Pedestrian Lighting: The Pedestrian Lighting fixture will be utilized along the Residential Collector Streets, enhancing the sense of arrival within the residential neighborhoods. The Pedestrian Lighting fixture is also planned within the public and private parks and the Mixed-Use Site.

The Conceptual Village Lighting Plan will follow the following guidelines:

- Lighting must comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, Light Pollution Code.
- Fixtures selected shall be similar to those depicted in the Typical Street Light Fixtures, Exhibit 47.
- A standard 30' pole with Cobra-style light fixture (or comparable) will be utilized throughout residential neighborhoods.
- Village lighting will be designed to provide adequate illumination without over-lighting for energy savings and to avoid nuisance lighting.
- Light fixtures will direct light to use areas. Light shields will be used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to RMP Preserve areas, pursuant to the Preserve Edge Plan requirements.

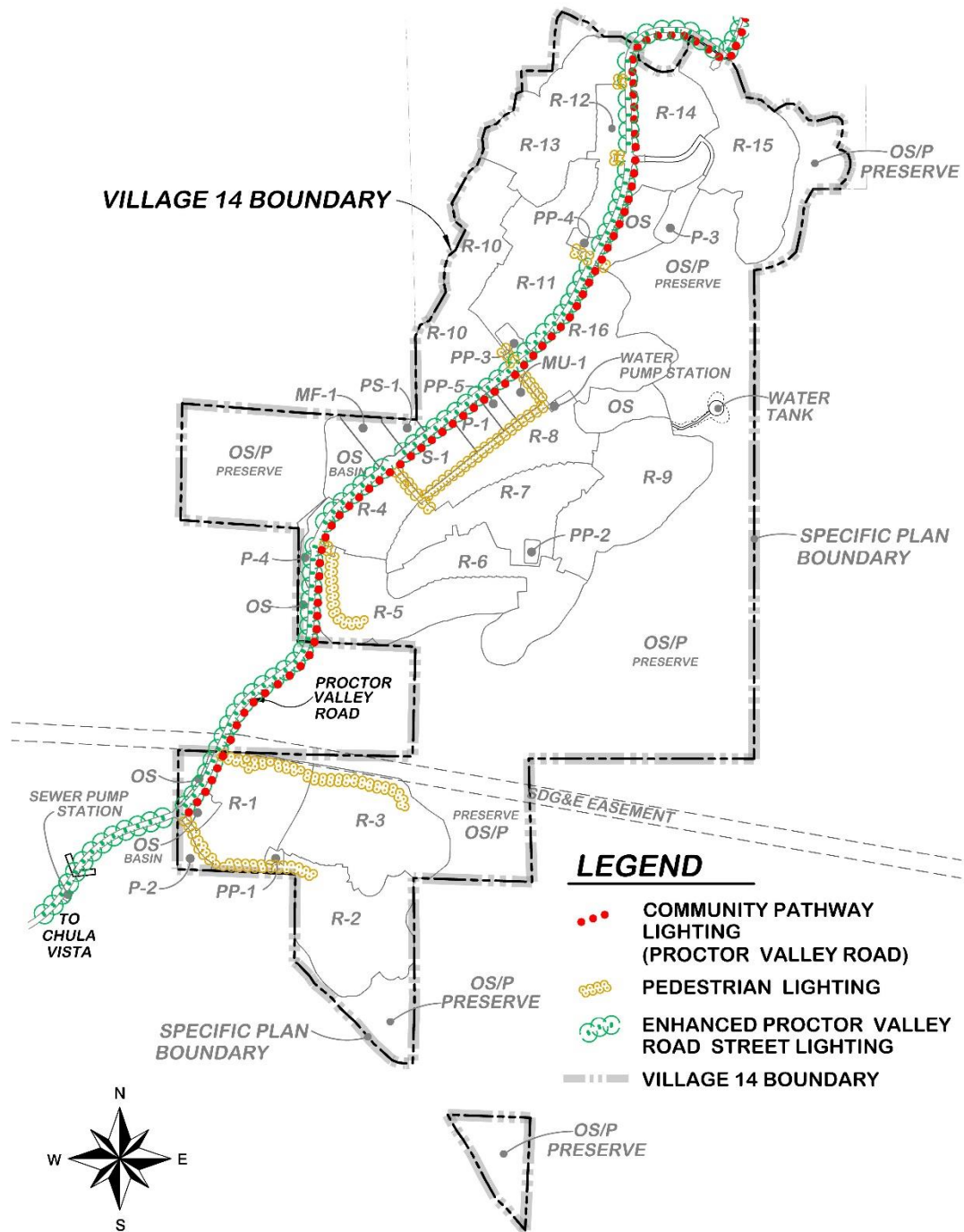




Exhibit 47 –Conceptual Village Lighting Plan
Not to scale

Description	Fixture
<p>Proctor Valley Road Street Light</p> <p>CALTRANS Type 15 Pole w/Cobra Head Street Light</p> <p>Pole/Base:922517-4-Black (Bringham Base)</p> <p>30' Pole; CA 12-Arm for Mounting Cobra Head</p>	
<p>Proctor Valley Road Street Light</p> <p>Bringham Base</p>	

Note: Fixtures described and depicted in Exhibit 48 are conceptual. Master Developer may select like/similar fixtures during final design.

Exhibit 48 –Typical Conceptual Street Light Fixture Design

Description	Fixture
<p>Proctor Valley Community Pathway Light</p> <p>Manufacturer: Sternberg</p> <p>Pole: 14' square straight wood pole</p> <p>Model: Timberwood MS805 ALED/HS-V/4ARC35Tc/ML/CSA/BKT</p> <p>Lamp Type: LED</p>	
<p>Pedestrian Light</p> <p>(Swim Clubs and Parks/Residential Collector Street Light)</p> <p>Manufacturer: Sternberg</p> <p>Pole Height: 10' (Swim Clubs, Mixed Use and Parks)</p> <p>16' (Residential Collector Street Light)</p> <p>Model: 1130A/ALED/BD4/PT39/10/FP4/BKT/IRNO/34/T2/MDL03/BKT</p> <p>Lamp Type: LED</p>	

Note: Fixtures described and depicted in Exhibit 48 are conceptual. Master Developer may select like/similar fixtures during final design.

Exhibit 48 –Typical Conceptual Street Light Fixture Design (cont.)

In addition to the special lighting planned within Village 14, typical street lighting to be implemented along Residential Collector and Residential Streets as conceptually depicted on Exhibit 49, Conceptual Street Lighting Design.

- **Residential Collector**

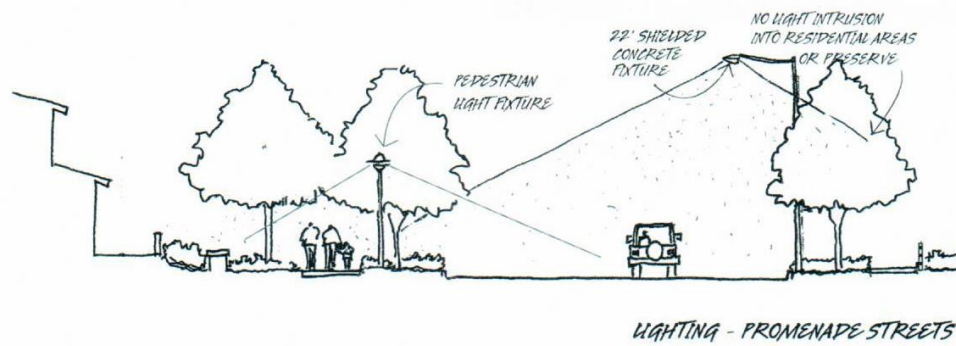
In addition to the Pedestrian Lights, Standard Street Lights may also be provided along Collector Streets. Wherever street lights are planned adjacent to RMP Preserve areas, the Standard Street Light will be placed adjacent to the RMP Preserve area and light will be directed away from the RMP Preserve and shielded to avoid light intrusion into the RMP Preserve. Pedestrian Lights will be utilized on Collector Streets to illuminate the walkways and will also include shields to avoid light intrusion into the RMP Preserve.

- **Residential Streets**

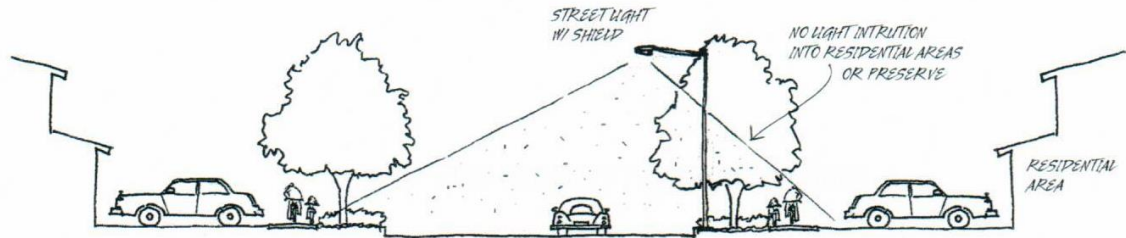
Standard Street Lights are proposed along Residential Streets. Shields will be utilized, wherever necessary, to prevent light intrusion into RMP Preserve areas or onto residential lots.

- **Lighting Adjacent to RMP Preserve Areas/Internal Street**

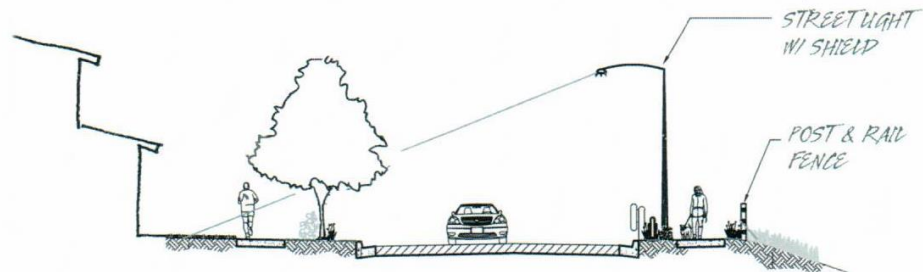
Lighting is proposed along the Modified Residential Collector located within the 100' Preserve Edge. This single-loaded street has a home on one side of the street, with pedestrian walks on both sides of the street and on-street parallel parking permitted in front of homes. Light fixtures must be shielded to minimize light spillage into RMP Preserve areas. In addition, street lights must be installed on the side of the single-loaded street closest to the RMP Preserve area with light directed away from the RMP Preserve.



LIGHTING - RESIDENTIAL COLLECTORS
Not to Scale



LIGHTING - RESIDENTIAL STREETS
Not to Scale



LIGHTING - PRESERVE INTERFACE
Not to Scale

Exhibit 49 – Conceptual Street Lighting Design
Not to scale

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IV. Village Core Design Guidelines

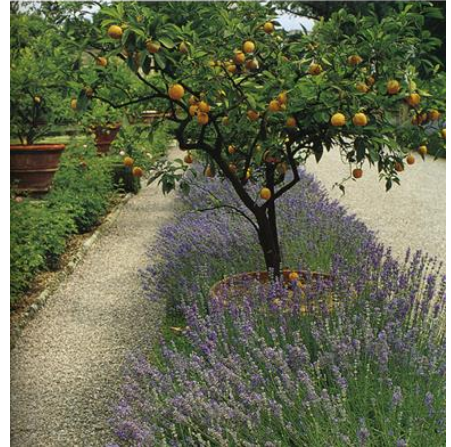


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IV. VILLAGE CORE DESIGN GUIDELINES

The Village Core is composed of a variety of land uses that form the social, civic and recreational focus of the Village 14. The land uses within the Village Core are comprised of a public neighborhood park, a private community facility, an elementary school and Mixed-Use Site containing up to 10,000 square feet of commercial/retail uses and 54 multi-family homes. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility. The design objectives for creating the Village Core are:

- Create a sense of place with a highly identifiable character.
- Create a pedestrian friendly environment with activity, enclosure and comfort in specific areas.
- Maximize connections to the Village Core from surrounding residential neighborhoods with pedestrian and bicycle routes.
- Balance parking and vehicle access needs with pedestrian access and safety.
- Encourage a unified Spanish architectural style within the Village Core that can accommodate pedestrian oriented design concepts consistent with the Old California themed village character.



In order to achieve these objectives, a Village Core Illustrative, Exhibit 50, has been prepared. The plan addresses the arrangement and connection of uses within the Village Core and conceptually depicts the siting of buildings, facilities and parking. The unique character within the Village Core precludes the use of fixed or mandated design solutions. Instead, the critical elements of the Village Core, general character statements and identification of important design and site planning features are utilized to convey a qualitative description. Additionally, design flexibility is necessary to respond to changes that may occur between initial project planning and final building.

A. SITE PLANNING STRUCTURE

Site planning within the Village Core requires the preparation of Site-specific Site Plans. Site Planning within the Village Core is comprised of two levels of planning and design. The first level is preparation of a Master Village Core Site Plan for the areas east of Proctor Valley Road. The second level of planning is preparation of Site-specific Site Plans. Land uses within the boundaries of the Master Village Core Site Plan must be consistent with the Village 14 and Planning Areas 16/19 – Land Exchange Alternative Site Utilization Plan.

I. MASTER VILLAGE CORE SITE PLAN

The Master Village Core Site Plan will refine the location of land uses within the Village Core east of Proctor Valley Road.

2. SITE-SPECIFIC SITE PLANS

Site-specific Site Plans must be prepared to establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of Site Plans for the Village Square Community Facility, Public Safety and Mixed-Use sites.

B. VILLAGE CORE DESIGN FEATURES

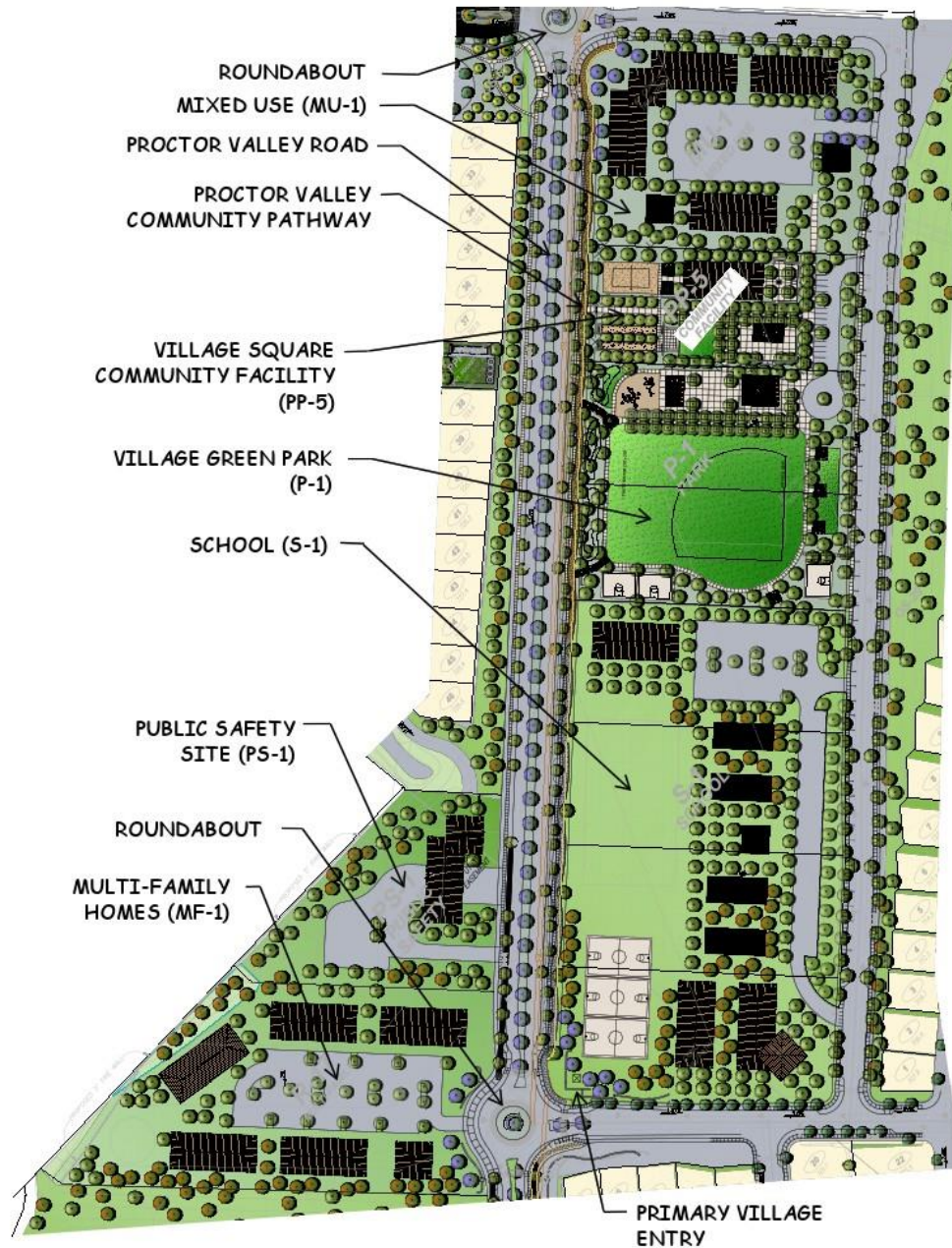
The Village Core is composed of a variety of land uses that form the commercial, social, civic and recreational focus of Village 14. The following section highlights the important design features within the Village Core and provides guidelines in four design areas: site planning and building orientation, pedestrian and vehicular access, landscape and hardscape character and lighting, signing and street furnishings.

C. VILLAGE CORE DESIGN CONTEXT - PUBLIC SPACES

The Village Core “public spaces” include a public neighborhood park (Village Green Parks), a private community facility (Village Square) an elementary school and a public safety site planned to accommodate a fire station and Sheriff’s storefront facility.

The Village Core Illustrative Plan addresses the arrangement and connectivity between uses within the Village Core and conceptually depicts the siting of buildings, facilities and parking. Residential uses within the Village Core (MF-1) are conceptually depicted on the Village Core Illustrative (Exhibit 50); however, the final design to be determined during preparation of the Site-Specific Site Plan for the MF-1 neighborhood.





Note: The Village Core Illustrative Plan depicts the conceptual design of land uses within the Village Core. The location of land uses east of Proctor Valley Road to be determined during preparation of the Master Village Core Site Plan and subsequently refined during preparation of Site-specific Site Plans. In addition, the conceptual layout of the MF-1 neighborhood to be refined during preparation of a Site-specific Site Plan.

Exhibit 50 – Village Core Illustrative Plan

Not to scale

I. SITE PLANNING AND BUILDING ORIENTATION

- Buildings shall be oriented to provide visual interest and to create visually interesting pedestrian corridors.



- Parking, service and utilitarian uses shall be located internal to the sites or where they can be screened from public view.

- Entrances shall be closely spaced to increase articulation and interest along the pedestrian walk.

- Shaded areas and a sense of enclosure will encourage visitors and residents to linger and enjoy the

defined areas within the public-serving areas of the Village Core.

- Features such as canopies, arcades and picnic shelters can achieve these objectives and also provide weather protection.
- In general, the exterior building elevations shall incorporate a range of scale defining elements that relate larger building masses to the pedestrian scale. Examples include columns, archways and doorways.

2. PEDESTRIAN AND VEHICULAR CIRCULATION

- Vehicle access shall be clearly subordinated to pedestrian access through street design that incorporates narrow travel lanes and minimal driveway and curb cuts.
- Parking lots shall be located behind buildings, wherever possible.
- Frequent opportunities to sit, relax and observe shall be provided with the inclusion of benches, steps, planters and low walls within and adjacent to the pedestrian walk.
- Pedestrian and bicycle access routes shall be maximized and well-marked.

3. LANDSCAPE AND HARDSCAPE CHARACTER

- The pedestrian ground plane shall be well defined with a hard surface accented to identify focal areas.
- Plazas and special outdoor areas shall be complimentary to the surrounding architectural color and material palette. Integral colored concrete with textured finishes, stamped or patterned concrete or pre-cast concrete pavers in natural stone colors shall be used in public gathering spaces.
- Large uninterrupted paved horizontal surfaces shall be broken up to relate to the design of adjacent structures.



- Grade separations shall use structures rather than landscape banks to emphasize the character of Village 14 and to serve as seating areas.



- Landscaping shall reinforce the agrarian Old California-town character and shall include both formal plantings and random, natural appearing materials. The use of specimen trees and masonry and/or stone walls to reinforce the theme is highly encouraged.
- Trees shall be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.
- Adjacent parking areas shall be buffered with landscaping from the pedestrian path.

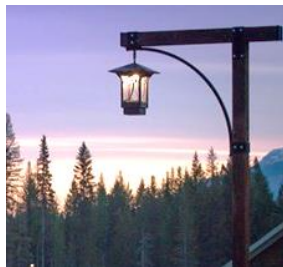
4. LIGHTING, SIGNAGE AND STREET FURNISHINGS

Typical Street Light Fixtures are depicted in Exhibit 48 and Street Furnishings and Paving materials details are provided in Exhibit 51, Street Furnishings and Paving; however, the Master Developer may substitute like or similar furnishings and materials. In addition, the following design guidelines shall apply:

- Public areas shall be well lit to encourage evening uses. Street lighting fixtures shall relate to the pedestrian scale.
- Architectural accent lighting is encouraged.
- Illumination of walkways/trail connections shall be provided by using low intensity fixtures for safety and comfort. The lighting pattern and intensity shall become more intense at walkway intersections and vehicular crossings.



- Within building groups, architectural and accent lighting shall be indirect and subtle. Increased lighting levels shall highlight pedestrian areas and clearly define the pedestrian path. Service area lighting shall be contained within the service area boundaries/enclosure. Lighting shall be designed to minimize glare and intrusion into adjacent land uses and RMP Preserve areas.



- All signage and related theme lighting and street furnishings within the Village Core shall reflect the Old California design theme. Signage shall inform and direct but not dominate the visual character of the area.

D. VILLAGE CORE DESIGN CONTEXT – MIXED USE RESIDENTIAL

Pedestrian oriented mixed-use design emphasizes a sense of neighborliness and community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries and minimization of utilitarian areas facing the street. The following site planning-use guidelines are divided into five sections; layout, parking/circulation, landscaping, signage and safety.

The Old California design theme will be implemented in the Mixed-Use Site. This style is attractive, consistent with the residential neighborhoods and can be easily integrated into the individual style and scale of the Mixed-Use Site. It is important to note that this style is intended for modern adaptation, rather than a recreation of historic architecture. The design is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the Spanish architectural style. The design context for the Mixed Use includes:



- Visitors and residents should find that the Mixed-Use Site conforms to the existing character of the village and build upon an established sense of place in the surrounding neighborhoods.
- Views of significant landmarks and natural features shall be maximized in the design of the Mixed-Use Site.
- Pedestrian oriented neighborhood design emphasizes a sense of neighborliness and community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries and minimization of utilitarian areas facing the street. The following mixed-use guidelines are divided into five sections: layout, parking/circulation, landscaping, signage and safety.

I. SITE PLANNING

- The Mixed-Use Site shall create an inviting and attractive destination for local residents and visitors. Buildings and spaces between buildings shall be designed and oriented to create safe, pleasant and active environments.
- Pedestrians shall be able to easily identify primary entrances into commercial establishments.

- Buildings shall be oriented to a defined pedestrian walkway or street.



- Building materials and colors shall exhibit quality and help establish a human scale while providing visual interest.

- Consistent with Otay Ranch GDP/SRP requirements, Color schemes shall be limited to natural colors that blend with the existing environment and surrounding hillsides.

Special attention shall be given to the design of project and building corners as an opportunity to create visual interest and invite activity.

- Buildings shall be located in areas that recognize local viewpoints and landmarks.
- Views of landmarks and natural features shall be highlighted through the placement of structures.
- Public spaces shall contribute to the overall sense of place and site identity and help to attract pedestrian users to the development.
- Loading docks shall be in areas that have the least amount of impact on residential uses.
- Preserve public access to public areas of interest such as parks, natural features, landmarks and monuments.
- Include open spaces with special amenities that encourage use, such as benches and sitting areas.
- If several buildings are proposed for the site, the spaces between the buildings shall contribute to the overall positive open space of the area.
- Open spaces shall connect with and provide views to natural amenities.



2. PARKING, VEHICULAR AND PEDESTRIAN CIRCULATION

- The project's circulation system shall promote efficient movement of vehicles in a clear and well-defined manner that minimizes conflicts with pedestrians and bicycles. Pedestrian users shall find that public spaces and gathering places are clearly identified and easy to access and locate.
- The design of access and circulation shall tie the development into the overall village creating opportunities for nearby residents to access the project either on foot, bicycle, or other form of alternate transportation.



- The joint use of driveways and parking areas shall be encouraged to reduce overall parking needs.
- A convenient pedestrian connection must exist between the building facilities and/or properties to qualify as a joint use parking facility.

- Primary building entrances shall front major pedestrian access-ways.
- Link the Mixed-Use Site with adjacent neighborhoods and pedestrian network.
- Provide variety in setback, height, color and building size and form to enhance the pedestrian experience. This shall be done under a unified concept.
- Parking shall be conveniently located but visibly minimized from arterial streets and public spaces.
- A total of 10 Level 2 electric vehicle charging stations are to be installed within parking lots in the Mixed-Use Site and public parks.



3. LANDSCAPING

- Landscaped areas shall be used to frame and soften structures, to define site functions, to enhance the quality of the environment, and to screen undesirable views.
- Landscaping shall work with buildings and surroundings to make a positive contribution to the aesthetics and function of both the specific site and the area.
- Service and trash areas shall be screened from pedestrian or office views on three of four sides.
- Tree selection and location shall promote safety and security, enhance natural environment, provide shade for vehicles and pedestrians and minimize maintenance requirements.



- Landscaping shall be consistent with the County's Water Conservation in Landscaping Ordinance.
- Plant selection and placement shall reduce heat islands wherever possible. Low water use plants and native vegetation shall be used, consistent with the requirements of the Fire Protection Plan.

- No invasive plant species shall be allowed in the landscaping design.

4. SIGNAGE

- Design a unified signage concept for the Mixed-Use Site that includes directional signage.
- Design buildings with careful consideration for the incorporation of signage and lighting.
- Signage shall contribute to the overall Old California architectural and landscape theme.
- Signage shall be made of materials that can tolerate weather.

5. SAFETY

- The Mixed-Use Site shall provide visitors and residents with the best possible design to protect their personal safety and safety of their property.

- Architectural features shall be used to provide weather protection and shade, as well as highlight building features and entries.
- The Community Pathway, sidewalks, which are protected from traffic, are encouraged.
- Landscaping and lighting shall be used to identify entrances, pedestrian access points and public spaces
- Lighting shall comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, Light Pollution Code.
- Lighting shall contribute to the overall safety of the development, and landscaping shall incorporate Crime Deterrence Design Guidelines provided in Chapter V, Crime Deterrence Design Guidelines.

Description	Street Furnishings and Paving
<p>Cast Iron Outdoor Bench</p> <p>Manufacturer: Canaan</p> <p>Model: CAL-953</p> <p>Option #1</p>	
<p>Cast Iron Outdoor Embarcadero Bench</p> <p>Manufacturer: Canterbury</p> <p>Model: 700</p> <p>Option #2</p>	
<p>Cast Iron Outdoor Bench (Village Core)</p> <p>Manufacturer: DuMor</p> <p>Model: 162</p>	
<p>Trash / Recycling Receptacle</p> <p>Manufacturer: Paterson-Williams</p> <p>Model: 3150</p>	

Exhibit 5I – Street Furnishings and Paving

Not to scale




Description	Street Furnishings and Paving
<p>Accessible Drinking Fountain (Village Core)</p> <p>Manufacturer: TimberForm</p> <p>Model: 2010 06</p> <p>Accessible Drinking Fountain w/Pet Bowl (Public Parks/Trail)</p> <p>Manufacturer: TimberForm</p> <p>Model 2010 08</p>	
<p>Neighborhood Mail Boxes</p> <p>Manufacturer: Salsbury</p> <p>Model: Regency Decorative CBU - Bronze</p>	
<p>Decorative Bike Bollard</p> <p>Manufacturer: Reliance-Foundry</p> <p>Model: R-7539-B</p>	

Exhibit 51 – Street Furnishings and Paving (cont.)

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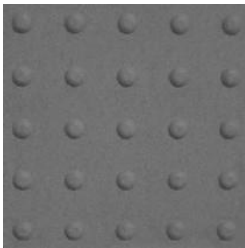


Description	Street Furnishings and Paving
<p>Permeable Stone Pavers (drives, crosswalks and roundabouts)</p> <p>Manufacturer: Belgard</p> <p>Model: Sub terra</p>	
<p>Permeable Stone Pavers (Private Driveways)</p> <p>Manufacturer: Belgard</p> <p>Model: Eco Dublin</p>	
<p>Stone Pavers (Courtyards, Plazas, etc.)</p> <p>Manufacturer: Belgard</p> <p>Model: Toscana</p>	 <p>TOSCANA</p>
<p>Truncated Dome</p> <p>Manufacturer: Varies</p> <p>Color: Grey/Charcoal</p>	
<p>Median Paving</p> <p>Concrete Paving w/Cobble Stamp</p> <p>Integral Color: Davis Mesa Buff</p>	 

Exhibit 51 – Street Furnishings and Paving (cont.)

Not to scale

V. Residential Guidelines



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V. RESIDENTIAL GUIDELINES

A. OVERVIEW

These guidelines address the design elements that contribute to Village 14's pedestrian-oriented design elements. Guidelines are provided for architectural styles, facade elements, garage location and design and landscape themes.

B. ARCHITECTURAL THEME

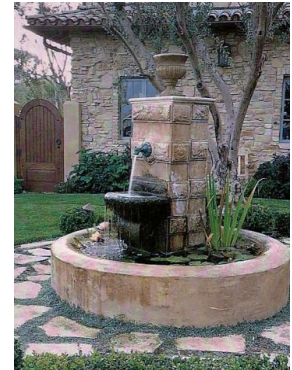
The Village 14 Design Plan is influenced by Old California architectural styles. Residential architectural styles including Spanish, Spanish Eclectic, Mission, Monterey, and Prairie have



been selected as examples of styles that complement the Old California design theme. A minimum of 50% of the homes must have a Spanish or Spanish Eclectic architectural style. 50% of the homes may be any combination of the other eclectic architectural styles also described below. Additional Old California architecture may include Ranch House,

Craftsman, Colonial Revival and Farmhouse.

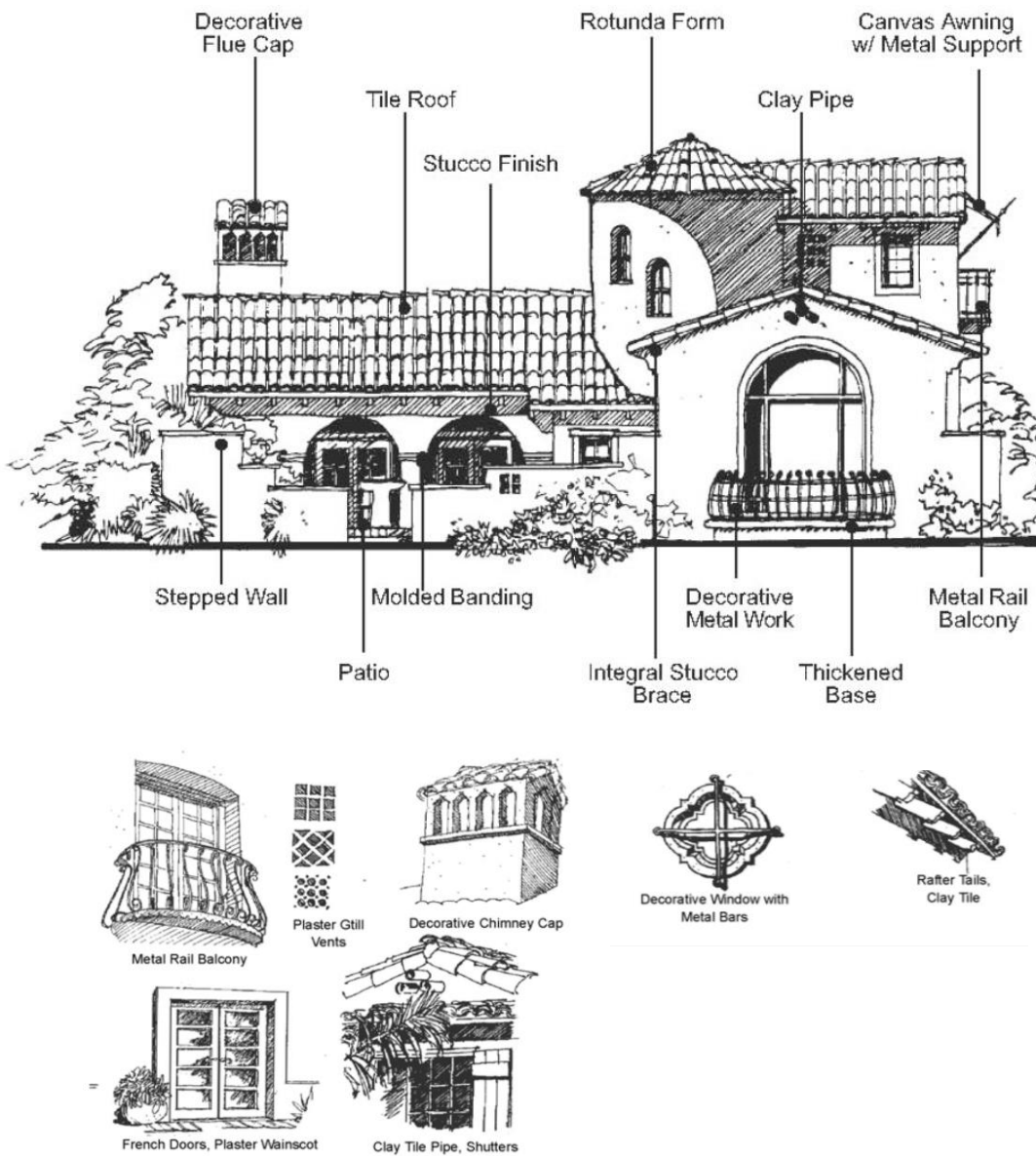
These styles are attractive, compatible with one another, and can be easily integrated into the individual style and scale of each neighborhood. It is important to note that these styles are intended for modern adaptation, not re-creation of historic homes. The architecture is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the style. The following examples of Old California architectural styles and their individual elements are provided to guide builders/architects during preparation of architectural elevations. A brief description of the architectural styles is provided in this section with pedestrian-oriented elements appropriate to each style.



I. SPANISH

The Spanish style includes elements ranging from Moorish to Spanish and Mission Revival architecture. The building massing is varied and decorative elements are incorporated to add interest and character. Pedestrian oriented features of the Spanish style may include:

- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large arched window.

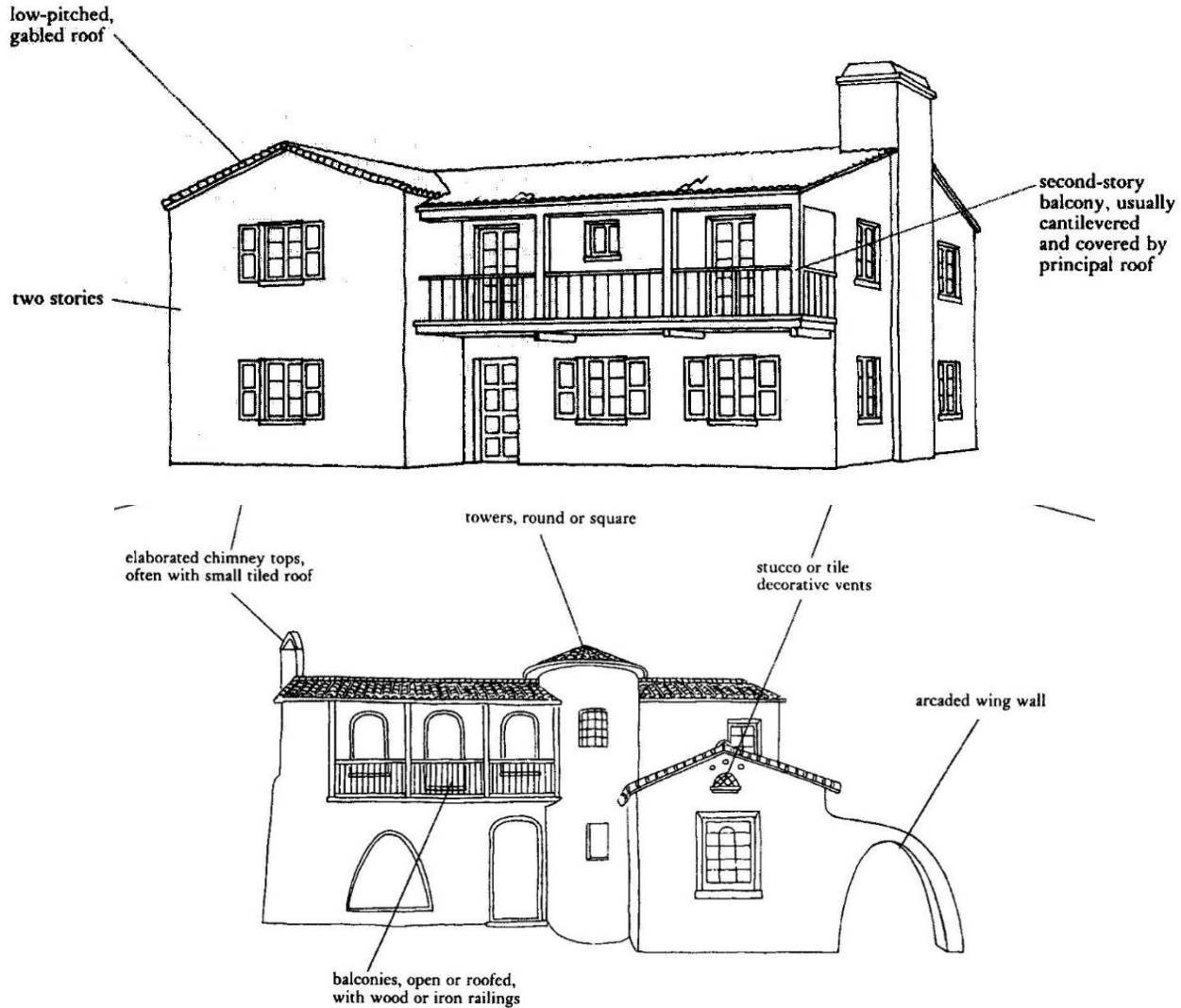




2. SPANISH ECLECTIC

This architectural style uses decorative details borrowed from the entire history of Spanish architecture including Moorish, Byzantine, Gothic or Renaissance inspiration. The Spanish Eclectic architectural style is comprised of low-pitched roofs, red tile roof covering and typically includes one or more arches placed above door or principal window or beneath a porch roof. Wall surfaces are usually stucco finished. Pedestrian oriented features of the Spanish Eclectic Style may include:

- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large arched window.
- Second story balcony with wood columns.

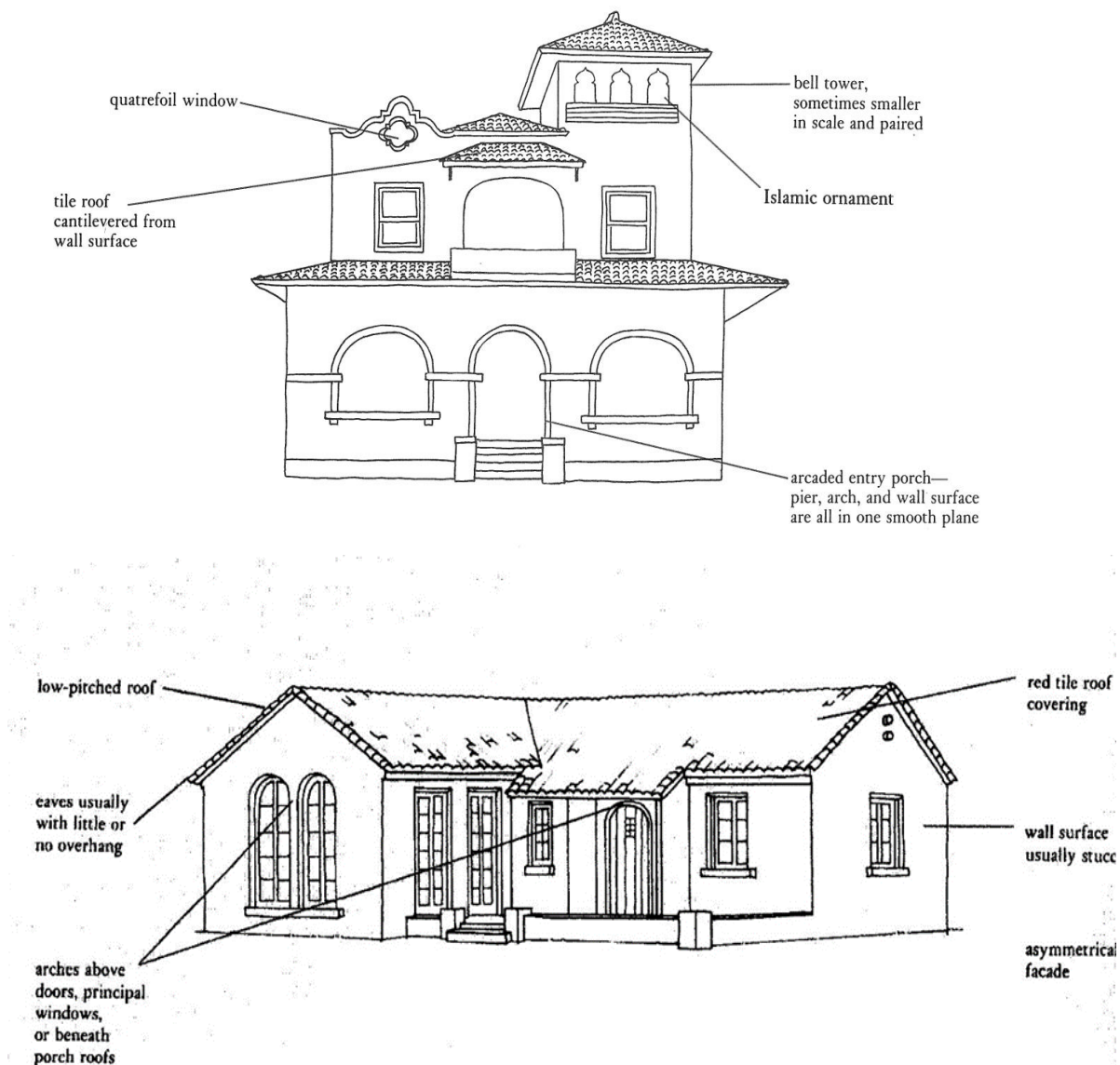


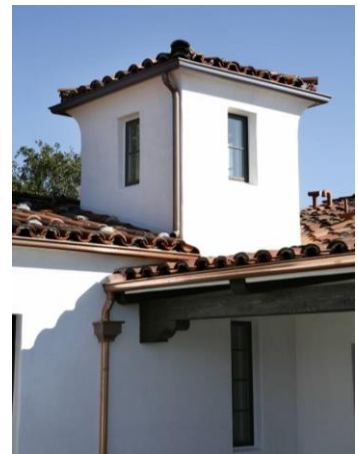


3. MISSION

California was the birthplace of the Mission style, with the earliest examples built in the 1890s. The Mission architectural style is comprised of mission-sharper dormer or roof parapet, red tile roof covering, widely overhanging eaves, porch roofs supported by large, square piers, commonly arched above and wall surfaces are usually smooth stucco. Pedestrian oriented features of the Mission Style may include:

- Courtyard patio entries.
- Arcaded entry porches.
- Front facing windows, often one large arched window.





4. FARM HOUSE

The Farmhouse style encompasses a range of variations, lending itself to a wide range of interpretation. Fundamentally this style is defined by simply detailed, understated, and utilitarian features that reflect the concept of a simple back-to-nature lifestyle. Homes are often simple in massing and can include a covered porch element, gable roof forms, and wood columns and posts. Contemporary interpretations of the Farmhouse may use more asymmetrical massing and forms combined with a palette of contemporary and traditional materials. Corrugated roofing, stone veneer and vertical board and batten siding are typical to this style.





5. RANCH HOUSE

The typical ranch style home is a single story with either a hipped or gabled roof. Shape ranges from an unadorned box to various “L” or “U” shaped configurations. Where preceding styles were more cubic, the ranch house was long and horizontal with an asymmetrical façade. Features found in homes of the 1950s and 60s included attached garages, sliding glass doors and picture windows. Typical characteristics of ranch house architectures include:

- Asymmetrical
- Spreading horizontal orientation
- Hipped or gabled roof often with wide eaves
- Open floor plan in a rectangular, “L” or “U” configuration
- Minimal ornamentation
- Good quality construction using natural materials
- Attached garage





6. MONTEREY

The Monterey architectural style is a free revival of the Anglo-influenced Spanish Colonial houses of northern California. These blended Spanish adobe constructions with pitched roof massed-plan English shapes brought to California from New England. The Monterey architectural style features two stories, with low-pitched gabled, and occasionally hipped, roofs. The first and second story may have different cladding materials, with wood over brick being the most common pattern. Paired windows and false shutters are common. Pedestrian features of the Monterey style may include:

- Second story balcony with wood columns
- Featured front doors
- Paired windows on the front façade

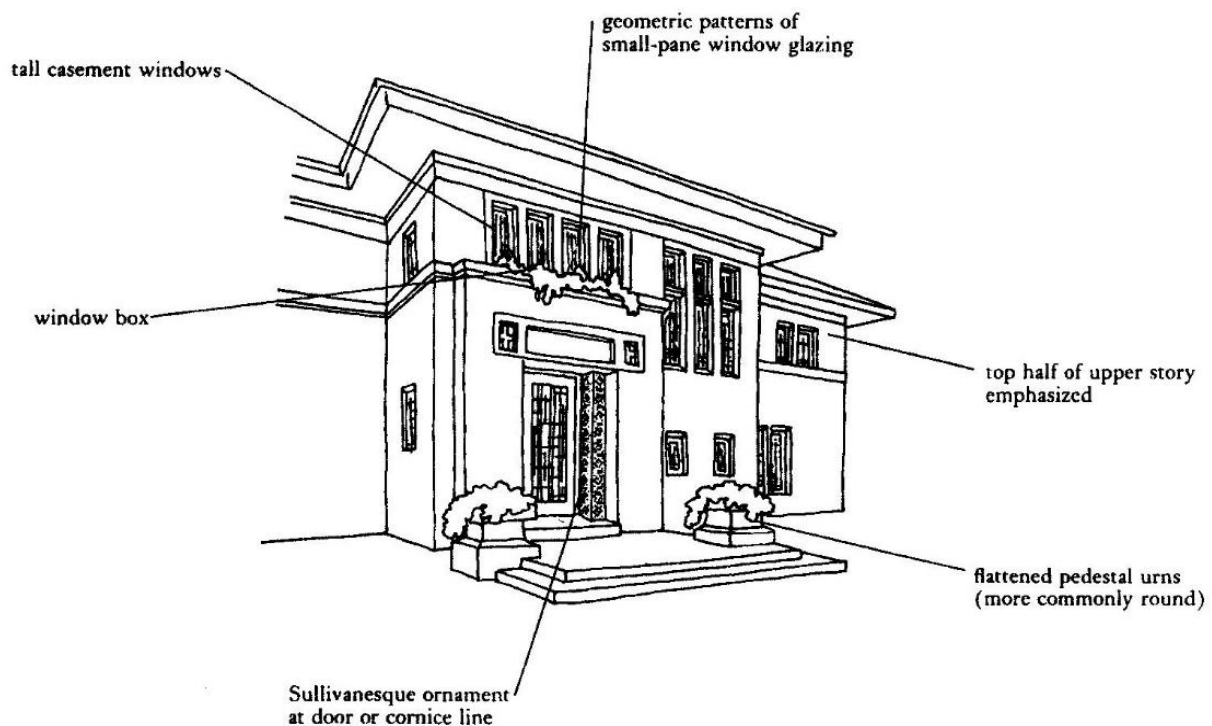




7. PRAIRIE

The Prairie style originated in Chicago and is one of the few indigenous American styles. The Prairie architectural style features a low-pitched roof, usually hipped, with widely overhanging eaves; two stories, with one story wings or porches; eaves, cornices, and façade detailing emphasizing horizontal lines; often with massive, square porch supports. Pedestrian oriented features may include:

- Square or rectangular porches
- Window boxes
- Decorative friezes or door surrounds
- Flattened pedestal urns





8. COLONIAL REVIVAL

The Colonial Revival architectural style references the rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. This was a dominant style for domestic building throughout the country during the first half of this century. Identifying features of the Colonial Revival style include simple two-story rectangular blocks with hipped roofs and centered front doors, facades with symmetrically balanced windows. Pedestrian features include:

- Full or partial width front porch
- Accentuated front door featuring fanlights or sidelights

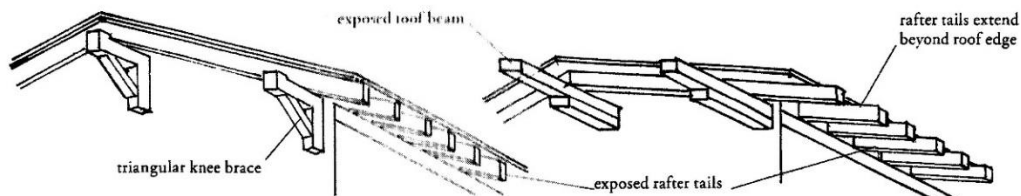




9. CRAFTSMAN

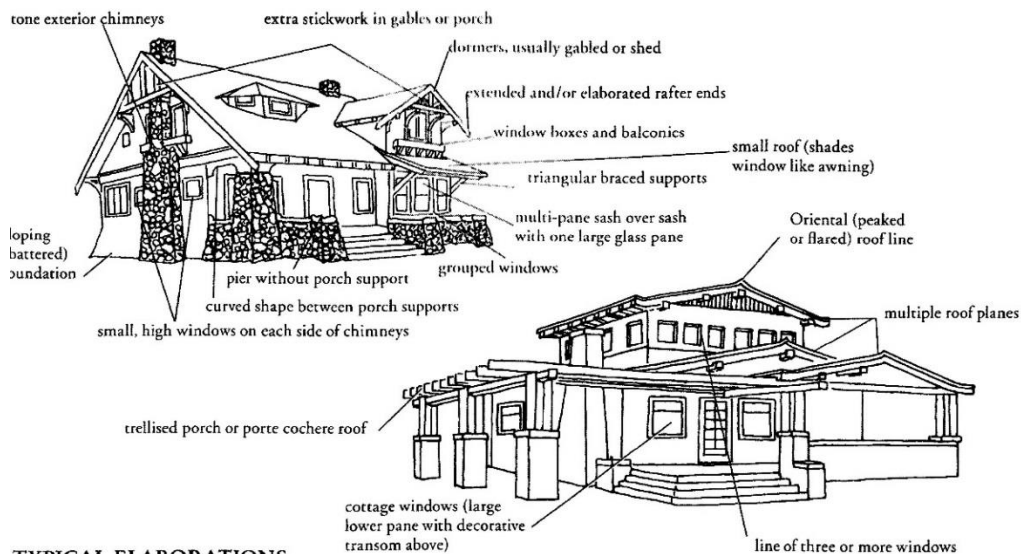
The Craftsman architectural style was the dominant style for smaller houses built throughout the country during the early 1900s. The Craftsman style originated in Southern California as simple Craftsman-type bungalows. Identifying features include low-pitched, gabled roofs with wide, unenclosed eave overhangs, exposed roof rafters, multiple roof planes and decorative beams commonly added under gables. Pedestrian features include:

- Full or partial width front porch featuring trellising, tapered square columns and porch railings.
- Front cottage windows featuring large lower panes with decorative ransom above.

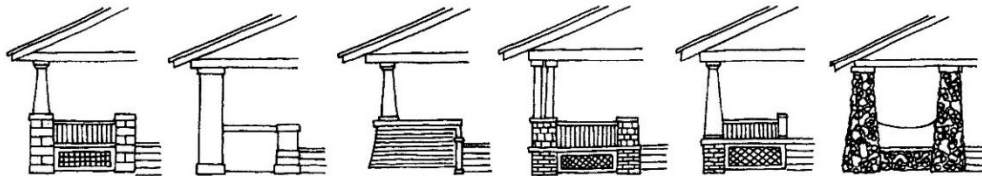


TYPICAL ROOF-WALL JUNCTIONS

rafter tails, roof beams, and knee braces are sometimes elaborated



TYPICAL ELABORATIONS



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS Low piers without columns above are common



C. ROOF DESIGN

Roofs shall reflect the Old California design theme to meet the following guidelines:

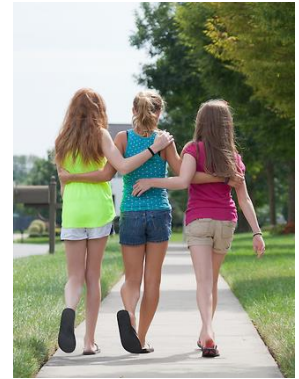
- Utilize simple roof designs and materials so that roof tops blend with the natural setting.
- Utilize warm, earth-toned roof tiles to blend into the natural setting.
- The maximum roof pitch shall be 5" & 12" and the minimum roof pitch shall be 3 ½' & 12'.
- Ridges shall be broken at regular intervals to create interest and to break the overall height of the ridge.
- Hip roofs shall cover simple forms; other roofs shall be sheds or gable roofs. Roof designs shall avoid valleys.
- When roofs turn direction, avoid valleys, use raised plates and walls so that roof terminates next to walls.
- When combining roof forms, hips may be used, but must be clearly expressed.



D. PEDESTRIAN ORIENTATION

Pedestrian oriented design emphasizes a sense of neighborliness and community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries and a minimization of utilitarian areas facing the street.

The structure of a neighborhood must be understood to better promote its pedestrian orientation. The area between the street and residence contains a hierarchy of public to private spaces. The street, sidewalk and parkway are perceived as public, common neighborhood use areas. Residential front yards provide the transition space between the public spaces of the sidewalk and street, and the private spaces of the home. The residential entry is the final demarcation area between public and private spaces. The design of residential neighborhoods can complement that orientation by borrowing elements from traditional neighborhoods, such as porches, and minimizing the influence of the automobile. The following sections describe areas of design that will facilitate the creation of pedestrian oriented neighborhoods.



I. SITE PLANNING

Appropriate site planning and building plotting are fundamental to creating a pedestrian oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single family neighborhoods shall be based upon the following criteria:

- Single family detached residential lots and setbacks shall encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks shall be varied, where possible, to avoid a monotonous pattern of houses.
- Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space at side yards.

- A minimum of three housing plans shall be provided for compatibility with different lot configurations (interior and corner lots) and variety of design for entry and garage designs.
- Side entry floor plans may be used on corner lots, provided the entry is clearly defined and the front elevation includes front bay windows, porches or other pedestrian oriented design features.
- House plans used on corner lots shall include architectural features such as porches, or entry trellises on single story elements to wrap around the street-facing corner.
- Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
- Where the rear of a lot abuts a street, the design shall provide for a privacy wall/fence and landscaping consistent with the village streetscape theme and enhanced architectural features.
- Grade differentials within neighborhoods shall be used to add variety and enhance the sense of open space between residences.
- Housing plans shall provide a variety of designs for garage locations and treatments.
- Housing plans shall provide for a variety of entry feature designs.



2. BUILDING/LOT SCHEMATICS

The Village 14 Plan features eight single family lot sizes and multi-family townhomes. The Development Regulations include conceptual typical single-family plotting by lot size and multi-family development standards. These are possible prototypical concepts and are not intended to constrain or prohibit more creative plotting solutions. The examples may provide minimum setbacks and do not address special lot configurations, such as non-perpendicular lot lines, allowances for easements, slopes or other constraints.

V9. Crime Deterrence Design Guidelines



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VI. CRIME DETERRENCE DESIGN GUIDELINES

A. OVERVIEW

Both safety and security are key components of a quality lifestyle. Proper design and effective use of the built environment can reduce the fear and incidence of crime and thereby improve the overall quality of life. Safety must be incorporated into the community design by creating friendly streetscapes, facilities and a perceivable social infrastructure. Crime Prevention through Environmental Design (CPTED) offers a



framework that complements the Otay Ranch neo-traditional principals for planning, designing and building a safer community and to creating livable communities. This approach to crime prevention is much more far-reaching than dead bolts on doors and locks on windows. CPTED principles can be applied easily and inexpensively to new communities and have been successfully implemented across the nation. Creating a design that eliminates or reduces criminal behavior and at the same time encourages people to “keep an eye out” for each other is the key to crime prevention. The CPTED strategies and design objectives for the Proctor Valley Village include, but are not limited to the following:

B. NATURAL SURVEILLANCE

Natural Surveillance is a design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets and parking areas; pedestrian friendly sidewalks and streets; front porches; and adequate nighttime lighting. Natural Surveillance design objectives include:

- To the maximum extent practicable, locate high activity uses to the front of buildings.
- Place windows overlooking sidewalks and parking lots.
- Use passing vehicular traffic as a surveillance asset.
- Create landscape designs that provide surveillance and avoid screening, especially in proximity to walkways and designated points of entry and opportunistic points of entry.
- Use the shortest, least sight-limiting fence appropriate for the situation.
- When creating lighting design, avoid poorly placed lights that create blind spots for potential observers and miss critical areas. Ensure potential problem areas are well lit (walkways, stairs, entrances/exits, parking areas, ATMs, phone kiosks,



mailboxes, bus stops, children's play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.)

- Avoid too-bright security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower intensity lights often requires more fixtures.
- Use shielded or cut-off luminaries to control glare.
- Place lighting along walkways and other pedestrian use areas at proper heights for lighting the faces of the people in the space.

C. NATURAL TERRITORIAL REINFORCEMENT

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space accomplishes two things. First, it creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of owned space creates an environment where “strangers” or “intruders” stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. Natural Territorial Reinforcement design objectives include:



- Maintain premises and landscaping such that it communicates an alert and active presence occupying the space.
- Provide trees in residential areas. Research results indicate that outdoor residential spaces with more trees are seen as significantly more attractive, safer, and more likely to be used than similar spaces without trees.
- Restrict private activities to defined private areas.
- Display security system signage at access points.
- Place amenities such as seating or refreshments in common areas in a commercial mixed use setting to attract larger numbers of desired users.
- Schedule activities in common areas to increase proper uses, attract more people and increase the perception that these areas are controlled.
- Territorial reinforcement measures make the normal user feel safe and make the potential offender aware of a substantial risk of apprehension or scrutiny.

D. NATURAL ACCESS CONTROL

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public and private space. By selectively placing entrances and exits,

fencing, lighting and landscape to limit access or control flow, natural access control occurs. Natural Access Control design objectives include:

- Use a single, clearly identifiable point of entry.
- Use structures to divert visitors to reception areas.
- Use low, thorny bushes beneath ground level windows.
- Avoid design features that provide access to roofs and upper levels.
- In the front yard, use waist-level, fencing along residential property lines wherever possible to control access and encourage surveillance.
- Use a locking gate between front and backyards.
- Use shallower-level, open type fencing along lateral residential property lines between side yards. They shall be sufficiently unencumbered with landscaping to promote social interaction between neighbors.
- Use substantial, high, closed fencing between backyards and a public alley.
- Natural access control is used to complement mechanical and operational access control measures; such as target hardening.



E. COMMUNITY BASED ORGANIZATIONS

In the final analysis, government, planners and builders can only create the physical environment within which a neighborhood operates. Over time, neighbors own the neighborhood and they are responsible for the neighborhood character sense of community and safety. A community based formal and/or informal organization can play the decisive role. Implementation of a safe community requires constant attention to the changing needs of the residents. A Master Homeowner's Association (or similar



community organization) is the natural catalyst to bring residents together in a productive atmosphere of community involvement. Activities, clubs, events and services including a monthly newsletter, holiday displays, sports programs, etc. can facilitate interaction and reinforce relationships. The following design guidelines shall be considered for the Proctor Valley Village:

- The neighborhood is designed with human scale foremost
- Neighborhood design fosters interaction
- Neighborhood design creates a sense of ownership and responsibility
- Real and symbolic resident control within the neighborhood can be provided through signage, paving, landscaping and street furnishings

VII. Community Garden Guidelines



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VII. COMMUNITY GARDENS

A. OVERVIEW

The Otay Ranch GDP/SRP encouraged the provision of sites for smaller “community gardens” adjacent to or within individual villages. A community garden provides a location for residents to come together, based on a common interest, to get to know and learn from each other. The most important ingredient for a successful community garden is community involvement. A community garden must be perceived as a neighborhood asset in which volunteers invest their time and efforts in the garden as a whole, as well as in their individual plot. Cultivation of a sense of ownership on the part of local residents is essential to the success of a garden.

The project developer(s) or local jurisdiction cannot create community involvement.



The day-to-day activities within the garden shall be the product of the participants, reflecting their common interests, culture and working arrangements. The ultimate goal is to limit the roles of the local jurisdiction and the developer to the absolute minimum to ensure success.

Because of the need for community involvement, the acceptance of the garden program within a neighborhood cannot be assured beforehand. Designated garden sites shall have alternative uses available in the event the community does not support a garden. The local jurisdiction and/or the developer can facilitate a public forum and communicate with residents to determine community interest in a garden program. If interest is expressed, a Community Garden Committee (CGC) comprised of representatives from the local jurisdiction, developer(s) and three homeowners will be formed. The CGC will select a site coordinator and address issues associated with water, maintenance, liability, site coordination, standard enforcement, etc.

B. COMMUNITY GARDEN DESIGN GUIDELINES

The following guidelines are related to size, location, facilities and operations:

I. SIZE AND LOCATION

- The community garden sites will be maintained through an Open Space Maintenance District, Homeowner’s Association or similar maintenance entity.
- A community garden site shall be an enjoyable place to recreate, to work, and to garden. Factors to consider are noise, safety, and ambiance.
- Community garden sites require adequate sun exposure. Gardens shall be located in areas which will not be shaded by large buildings or maturing landscaping.



- Community garden sites shall be essentially flat, have healthy soil, and good drainage.
- Community garden sites shall be located close to residential areas, within ½ mile of the residences served.
- Two or three smaller sites are preferred to a single large one to serve a village or multiple villages. Two thousand square feet shall be considered a typical size.
- Sites shall be compact to allow maximum interaction among the gardeners and visibility into the garden for security.
- The site shall be visible from adjacent areas so it is visually integrated into the neighborhood and to encourage "ownership" by local residents. Visibility can also enhance security.



- A location adjoining another community or human service facility such as a school, park, library, community center, etc. can be beneficial. However, potential conflicts such as security at a school site and active recreation intrusion at a park must be considered.

2. FACILITIES GUIDELINES

- A garden shall contain a variety of individual plot sizes (e.g., 100, 200, and 400 square feet). Individual plots shall be well delineated.
- A garden shall include an equipment storage area and composting area to be shared by site users (or provide space and access for delivery of materials by truck from off-site).
- Visually prominent garden edges shall be planted with attractive plants and be well maintained to be a neighborhood asset. Storage and composting areas shall be screened by plantings within the garden.
- The garden shall have identification signage and a clearly discernible entry or entries.

- The garden shall have orderly access from entries to common work areas and to individual plots. If a high level of traffic is anticipated on major paths, bark, D.G. or gravel shall be used to minimize erosion. Wheelbarrow/cart access shall be provided to every plot.
- Hose bibs shall be conveniently located throughout the garden. Hose storage shall be off the paths for safety.
- Water pipes, and other utility systems (if any), shall be located in paths or otherwise outside of planting areas to avoid disturbance if repairs are necessary.
- Garden sites shall be fenced to limit access by passers-by and domestic animals, especially near activity areas such as parks or trails.



3. OPERATIONAL GUIDELINES

- A set of minimum operational standards shall be established to minimize potential nuisances such as noise and odor. Additional operational standards or rules shall be formulated by the gardeners to meet their needs. Rules and regulations shall be posted or distributed to all gardeners.
- The use of herbicides shall be prohibited. The use of chemical fertilizers and pesticides shall be controlled. Many community garden programs utilize and promote organic gardening techniques.
- No poisonous or illegal plants shall be grown.
- Each garden shall have a site coordinator responsible for the overall operation and maintenance of the site.



- The type and size of plants shall be planned within the garden to provide good solar access for every plot.
- Invasive plants shall be discouraged or carefully controlled.
- Each gardener shall "invest" in the garden by contributing toward the costs of operating the garden and the work required to maintain common areas and facilities, in addition to working their individual plots.
- Basic garden costs such as water and insurance can be recovered through a registration fee.
- Cultivation that reflects a particular cultural heritage and/or diversity within the garden shall be encouraged.

Attachment A

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APPROVED PLANT LIST

FEBRUARY 2018

Scenic Roadway (Proctor Valley Road)

(Medians, Roundabouts, parkways and slopes)

TREES

	<u>Common Name</u>	<u>Height at Maturity</u>
Arbutus unedo 'Marina'	Strawberry Tree	25'
Cercidium	Palo Verde	25'
Laurus nobilis	Sweet Bay	15'
Olea europaea	Olive Tree	30'
Platanus acerfolia 'bloodgood'	London Plane Tree	45'
Platanus racemosa	California sycamore	70'
Rhus lancea	African Sumac	25'
Quercus agrifolia	Coast Live Oak	50'
Quercus ilex	Holly Oak	50'

SHRUBS

Agave sp.	Agave
Aloe sp.	Aloe
Alyogyne huegelii 'santa cruz'	Blue Hibiscus
Baccharis sp.	Coyote Bush
Buxus microphylla 'green beauty'	Dwarf Boxwood
Callistemon 'Little John'	Bottlebrush
Cistus 'sunset'	Rockrose
Cotyledon orbiculata	Pig's ear
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Crassula sp.	Jade Plant
Dasyllirion wheeleri	Spoon Yucca
Dianella spp.	Flax Lily
Dietes bicolor	Fortnight Lily
Dracaena draco	Dragon Tree
Echeveria sp.	Wax Agave
Feijoa sellowiana	Pinapple Guava
Kniphofia uvaria	Red Hot Poker
Lavatera sp.	Tree Mallow
Lavandula sp.	Lavender
Leucophyllum frutescens 'green cloud'	Texas Sage
Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye
Ligustrum japonicum 'texanum'	Texas Privet
Lomandra longifolia 'LM300'	Dwarf Mat Rush

Muhlenbergia sp.
 Myrtus communis
 Pittosporum tobira
 Prunus caroliniana
 Rhamnus californica
 Rhaphiolepis species
 Rhus integrifolia
 Rosa sp.
 Salvia leucantha 'Santa Barbara'
 Sesleria autumnalis
 Trachelospermum jasminoides
 Westringia sp.

Deer Grass
 Myrtle
 Common Tobira
 Carolina Cherry
 California Coffeeberry
 Indian Hawthorn
 Lemondade Berry
 Roses
 Sage
 Autumn Moor Grass
 Star Jasmine
 Coast Rosemary

GROUNDCOVER

Baccharis pilularis 'pigeon point'
 Sedum sp.
 Senecio sp.

Coyote Bush
 Sedum
 Senecio

Gated Entries

(HOA slopes and parkways)

TREES

Cercidium
 Laurus nobilis
 Olea europaea
 Platanus acerfolia 'bloodgood'
 Platanus racemosa
 Rhus lancea
 Quercus agrifolia
 Quercus ilex
 Arbutus unedo 'Marina'

<u>Common Name</u>	<u>Height at Maturity</u>
Palo Verde	25'
Sweet Bay	15'
Olive Tree	30'
London Plane Tree	45'
California sycamore	70'
African Sumac	25'
Coast Live Oak	50'
Holly Oak	50'
Strawberry Tree	25'

SHRUBS

Agave sp.
 Aloe sp
 Alyogyne huegelii 'santa cruz'
 Baccharis pilularis.
 Buxus microphylla 'green beauty'
 Callistemon 'Little John'
 Cistus 'sunset'
 Chamaerops humilis*
 Cotyledon orbiculata
 Carissa macrocarpa 'Green Carpet'
 Crassula sp.

Agave
 Aloe
 Blue Hibiscus
 Dwarf Coyote Bush
 Dwarf Boxwood
 Bottlebrush
 Rockrose
 Mediterranean Fan Palm
 Pig's ear
 Prostrate Natal Plum
 Jade Plant

Dasyllirion wheeleri
Dianella spp.
Dietes bicolor
Dracaena draco
Echeveria sp.
Echium fastuosum
Feijoa sellowiana
Lavatera sp.
Lavandula sp.
Leucophyllum frutescens 'green cloud'
Ligustrum japonicum 'texanum'
Leymus c. 'Canyon Prince'
Myrtus communis
Pennisetum sp.
Pittosporum tobira
Prunus caroliniana
Rhaphiolepis species
Rosa sp.
Salvia leucantha 'Santa Barbara'
Sesleria autumnalis
Strelitzia nicotia
Strelitzia reginae
Trachelospermum jasminoides
Trachycarpus fortune
Westringia sp.

Spoon Yucca
 Flax Lily
 Fortnight Lily
 Dragon Tree
 Wax Agave
 Pride of Madeira
 Pineapple Guava
 Tree Mallow
 Lavender
 Texas Sage
 Texas Privet
 Canyon Prince Wild Rye
 Myrtle
 Fountain Grass
 Common Tobira
 Carolina Cherry
 Indian Hawthorn
 Roses
 Sage
 Autumn Moor Grass
 Giant Bird of Paradise
 Bird of Paradise
 Star Jasmine
 Windmill Palm
 Coast Rosemary

GROUND COVER

Festuca sp.
Myoporum parvifolium
Sedum sp.
Senecio sp.

Festuca
 Creeping *Myoporum*
Sedum
Senecio

Interior Streets and Slopes

(HOA and HO parkways, slopes and block-end conditions)

TREES

	<u>Common Name</u>	<u>Height at Maturity</u>
<i>Agonis flexuosa</i>	Peppermint Tree	30'
<i>Arbutus unedo</i> 'Marina'	Strawberry Tree	25'
<i>Lagerstromia indica</i>	Crape Myrtle	15'
<i>Laurus nobilis</i>	Sweet Bay	15'
<i>Platanus acerfolia</i> 'bloodgood'	London Plane Tree	45'
<i>Platanus racemosa</i>	California sycamore	70'
<i>Quercus agrifolia</i>	Coast Live Oak	50'
<i>Quercus ilex</i>	Holly Oak	50'

Rhus lancea
Tristania conferta

African Sumac 25'
Brisbane Box 40'

SHRUBS

Agave sp.
Aloe sp
Alyogyne huegelii 'santa cruz'
Baccharis pilularis
Callistemon 'Little John'
Cistus 'sunset'
Carissa macrocarpa 'Green Carpet'
Crassula sp.
Dianella spp.
Diets bicolor
Echium fastuosum
Feijoa sellowiana
Lavatera sp.
Lavandula sp.
Ligustrum japonicum 'texanum'
Leymus c. 'Canyon Prince'
Lomandra longifolia 'LM300'
Pennisetum sp.
Pittosporum tobira
Prunus caroliniana
Rhamnus californica
Rhaphiolepis species
Rhus integrifolia
Rosa sp.
Salvia leucantha 'Santa Barbara'
Sesleria autumnalis
Trachelospermum jasminoides
Westringia sp.

Agave
Aloe
Blue Hibiscus
Dwarf Coyote Bush
Bottlebrush
Rockrose
Prostrate Natal Plum
Jade Plant
Flax Lily
Fortnight Lily
Pride of Madeira
Pineapple Guava
Tree Mallow
Lavender
Texas Privet
Canyon Prince Wild Rye
Dwarf Mat Rush
Fountain Grass
Common Tobira
Carolina Cherry
California Coffeeberry
Indian Hawthorn
Lemondade Berry
Roses
Sage
Autumn Moor Grass
Star Jasmine
Coast Rosemary

GROUNDCOVER

Baccharis pilularis 'pigeon point'
Festuca sp.
Myoporum parvifolium
Sedum sp.
Senecio sp.

Coyote Bush
Festuca
Creeping Myoporum
Sedum
Senecio

Mixed Use, Public Safety, School Site

TREES

	<u>Common Name</u>	<u>Height at Maturity</u>
Arbutus unedo 'Marina'	Strawberry Tree	25'
Lagerstromia indica	Crape Myrtle	15'
Laurus nobilis	Sweet Bay	15'
Platanus acerfolia 'bloodgood'	London Plane Tree	45'
Rhus lancea	African Sumac	25'
Quercus agrifolia	Coast Live Oak	50'
Tristania conferta	Brisbane Box	40'

SHRUBS

Agave sp.	Agave
Aloe sp	Aloe
Alyogyne huegelii 'santa cruz'	Blue Hibiscus
Baccharis pilularis	Dwarf Coyote Bush
Buxus microphylla 'green beauty'	Dwarf Boxwood
Callistemon 'Little John'	Bottlebrush
Cistus 'sunset'	Rockrose
Cotyledon orbiculata	Pig's ear
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Crassula sp.	Jade Plant
Dasyllirion wheeleri	Spoon Yucca
Dianella spp.	Flax Lily
Dietes bicolor	Fortnight Lily
Dracaena draco	Dragon Tree
Echeveria sp.	Wax Agave
Echium fastuosum*	Pride of Madeira
Elymus c. 'Canyon Prince'	Canyon Prince Wild Rye
Feijoa sellowiana	Pinapple Guav
Kniphofia uvaria	Red Hot Poker
Lavatera sp.	Tree Mallow
Lavandula sp.	Lavender
Leucophyllum frutescens 'green cloud'	Texas Sage
Ligustrum japonicum 'texanum'	Texas Privet
Muhlenbergia sp.	Deer Grass
Myrtus communis	Myrtle
Pennisetum sp.*	Fountain Grass
Pittosporum tobira	Common Tobira
Prunus caroliniana	Carolina Cherry
Rhamnus californica	California Coffeeberry
Rhaphiolepis species	Indian Hawthorn
Rhus integrifolia	Lemondade Berry

Rosa sp.
 Salvia leucantha 'Santa Barbara'
 Sesleria autumnalis
 Trachelospermum jasminoides
 Westringia sp.

Roses
 Sage
 Autumn Moor Grass
 Star Jasmine
 Coast Rosemary

GROUND COVER

Baccharis pilularis 'pigeon point'
 Festuca sp.*
 Sedum sp.
 Senecio sp.
 Trachelospermum jasminoides

Coyote Bush
 Festuca
 Sedum
 Senecio
 Star Jasmine

*Not permitted adjacent to RMP Preserve or within the FMZ

Parks

(public and private)

TREES

	<u>Common Name</u>	<u>Height at Maturity</u>
Arbutus unedo 'Marina'	Strawberry Tree	25'
Laurus nobilis	Sweet Bay	15'
Platanus acerfolia 'bloodgood'	London Plane Tree	45'
Platanus racemosa	California sycamore	70'
Rhus lancea	African Sumac	25'
Quercus agrifolia	Coast Live Oak	50'
Quercus ilex	Holly Oak	50'

SHRUBS

Agave sp.	Agave
Aloe sp	Aloe
Baccharis pilulari	Dwarf Coyote Bush
Callistemon 'Little John'	Bottlebrush
Cistus 'sunset'	Rockrose
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Crassula sp.	Jade Plant
Dianella spp.	Flax Lily
Dietes bicolor	Fortnight Lily
Echium fastuosum*	Pride of Madeira
Feijoa sellowiana	Pinapple Guava
Lavatera sp.	Tree Mallow
Leucophyllum frutescens 'green cloud'	Texas Sage
Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye

Ligustrum japonicum 'texanum'
 Muhlenbergia sp.
 Myrtus communis
 Pennisetum sp.*
 Pittosporum tobira
 Prunus caroliniana
 Rhamnus californica
 Rhamphiolepis species
 Rosa sp.
 Salvia leucantha 'Santa Barbara'
 Sesleria autumnalis
 Trachelospermum jasminoides
 Westringia sp.

Texas Privet
 Deer Grass
 Myrtle
 Fountain Grass
 Common Tobira
 Carolina Cherry
 California Coffeeberry
 Indian Hawthorn
 Roses
 Sage
 Autumn Moor Grass
 Star Jasmine
 Coast Rosemary

GROUND COVER

Baccharis pilularis 'pigeon point'
 Festuca sp.*
 Myoporum parvifolium*
 Trachelospermum jasminoides

Coyote Bush
 Festuca
 Creeping Myoporum
 Star Jasmine

*Not permitted adjacent to RMP Preserve or within the FMZ

RMP Preserve Interface/Transitional Areas

(slopes adjacent to RMP Preserve, 100' FMZ, slope transition for ornamental to open space)

	<u>Common Name</u>	<u>Height at Maturity</u>
Quercus agrifolia	Coast Live Oak	50'
Arbutus unedo	Strawberry Tree	25'
Rhus ovata	Sugar Bush	12'

SHRUBS

Agave attenuata
 Agave shawii*
 Archtostapylos Emerald Carpet
 Baccharis pilularis
 Ceanothus species
 Cistus species
 Cotoneaster dammeri 'Lowfast'
 Dalea orcuttii
 Epilobium californicum
 Heteromeles arbutifolia
 Leymus c. 'Canyon Prince'
 Mimulus auranticus

Century Plant
 Coastal Agave
 Emerald Carpet Manzanita
 Dwarf Coyote Bush
 Carmel Creeper
 Rock Rose
 Bearberry Cotoneaster
 Baja Indigo Bush
 California Fushcia
 Toyon
 Canyon Prince Wild Rye
 Monkey Flower

Rhamnus californica
Rhus lentii
Sambucus species
Yucca schidigera
Yucca whipplei

California Coffeeberry
Pink Flowering Sumac
Elderberry
Mojave Yucca
Foothill Yucca

GROUNDCOVER

Baccharis pilularis 'pigeon point'

Coyote Bush

HYDROSEED MIX:

Dichelostemma capitatum
Distichlis spicata
Dudleya edulis
Dudleya pulverulenta
Lasthenia californica
Layia platyglossa
Lupinus bicolor
Sisyrinchium bellum

Wild-Hyacinth
Salt Grass
Lady's Fingers
Chalk Duleya
Goldfields
Tidy Tips
Miniature Lupine
Blue-Eyed Grass

Biofiltration Basins

TREES

Alnus rhombifolia
Plantanus racemosa
Safix lasiolepis
Salix lucida
Sambucus Mexicana

White Adler
California Sycamore
Arroyo Willow
Lance-Leaf Willow
Blue Elderberry

SHRUBS/GROUNDCOVER

Achillea millefolium
Agrostis palens
Anemopsis californica
Carex preaeagricillis
Distichlis spicata
Eleocharis macrostachya
Festuca californica
Festuca rubra
Iva hayesiana
Jucus patens
Juncus acutus
Juncus Mexicana
Leymus condenstatus 'Canyon Prince'
Mahonia nevinii
Plantago insularus

Yarrow
Thingrass
Yerba Manza
California Field Sedge
Salt Grass
Pale Spike Rush
California Fescue
Creeping Red Fescue
Hayes Iva
California Gray Rush
Spiny Rush
Mexican Rush
Canyon Prince Wild Rye
Nevin's Barberry
Desert Indianwheat

Ribes speciosum
Rosa californica
Scripus cenuus
Sisyrinchium bellum

Fushia Flowering Goose
California Wild Rose
Low Bullrush
Blue-eyed Grass

HYDROSEED MIX:

Artemisia douglasiana
Isocoma menziesii
Iva hayesiana
Sisyrinchium bellum

Mugwort
Goldenbush
San Diego Marsh Elder
Blue Eyed Grass

NOTES:

1. The Approved Plant List has been reviewed by Brock Ortega, Biologist (Dudek) and Michael Huff, Urban Forester & Fire Protection Planner (Dudek).
2. As verified by the Applicant's biologist, all species included in the Approved Plant List are native to California and occur naturally and frequently in San Diego County.
3. Unless listed in the Approved Plant List, all other plant materials are prohibited.
4. All proposals to utilize plant materials not listed in the Approved Plant List are subject to review and approval by the County of San Diego (Development Services and Fire Departments).
5. All California native plants and seeds planted within 100 feet of the Preserve shall have origins from cismontane San Diego County. The supplier of landscape materials shall provide documentation verifying container plant and seed origins for landscaped areas adjacent to the RMP Preserve (100' Preserve Edge).
6. All plants would benefit from some supplemental irrigation during hot summer months, particularly those utilized on basin side slopes and further inland.
7. All trees should be planted a minimum of 10 feet from drain pipes and structures.